



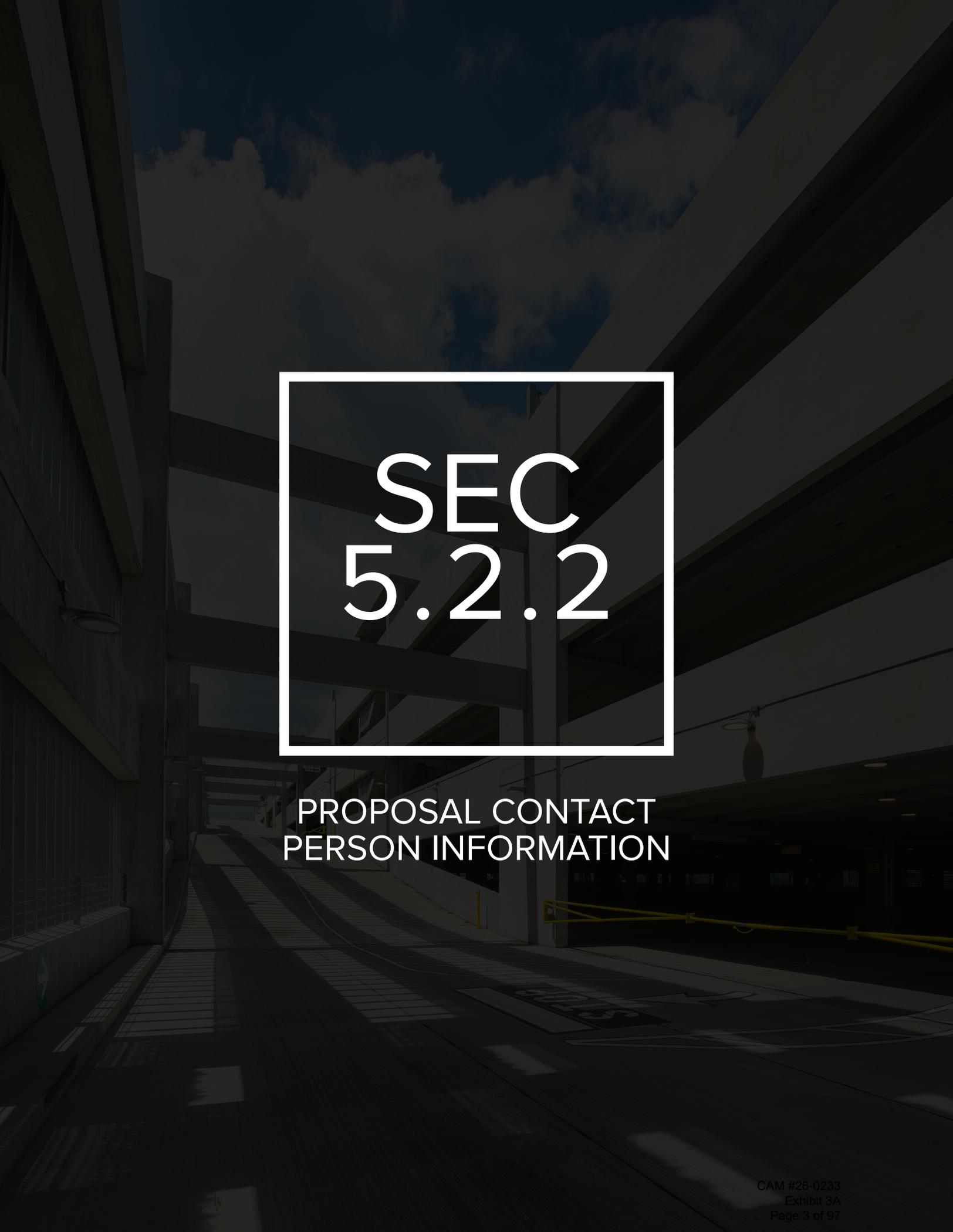
## **FEDERAL COURTHOUSE PARKING GARAGE**

STATEMENT OF QUALIFICATIONS FOR DESIGN-BUILD  
SERVICES, RFP 541

Fort Lauderdale, FL  
December 2nd, 2025

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SEC  
5.2.2

PROPOSAL CONTACT  
PERSON INFORMATION

SEC  
5.2.2

## Proposal Contact Person Information

FINFROCK is pleased to serve as the Lead Design-Builder for this project and will be the firm with full authority to bind the submitting team to the provisions of this RFP. The following information identifies FINFROCK and the primary point of contact for this proposal submission:

Legal Name of Proposer: FINFROCK Construction, LLC.

FEIN: 59-3401395

Mailing Address: 2400 Apopka Boulevard, Apopka, FL 32703

Contact Person: Kyle Myers

Title: Vice President, Project Development

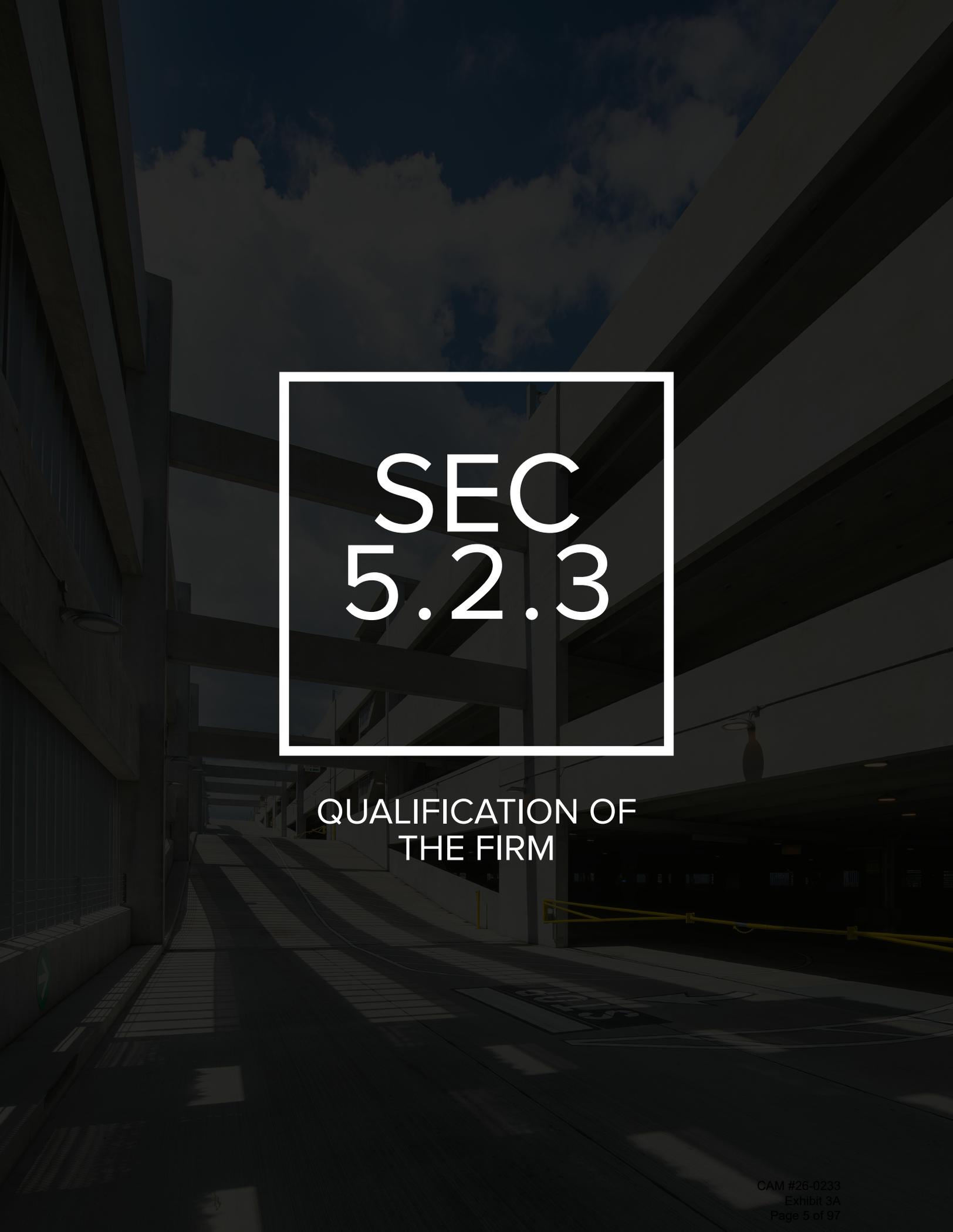
Email Address: kmyers@finfrock.com

Phone Number: (407) 293-4000 ext. 2436

Fax Number: (407) 297-0512

\*note: FINFROCK Construction, LLC is a disregarded entity from a tax perspective and does not file its own tax documentation. Tax reporting entity is FINFROCK Enterprises, LLC (83-1421288)





SEC  
5.2.3

QUALIFICATION OF  
THE FIRM

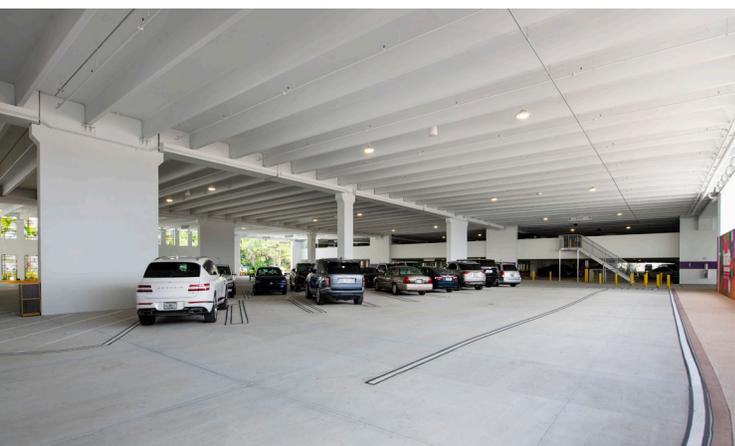
SEC  
5.2.3

## Specific Experience Requirements

FINFROCK demonstrates a proven history of completing collaborative delivery (Design-Build) projects within the past ten (10) years that meet the required scope, scale, and minimum contract value. As a firm that delivers all projects exclusively through the Design-Build method, FINFROCK's experience aligns directly with the requirements of this solicitation.

Detailed evidence of this experience is provided throughout our submission. Project profiles illustrating FINFROCK's relevant Design-Build work are included in Sections 5.2.8 and 5.2.14, each documenting comparable municipal and public-agency parking structure projects completed within the required timeframe and exceeding the \$2,000,000 threshold. Additionally, a supplemental list of FINFROCK's South Florida projects, provided in Section 5.2.8, further reinforces our extensive experience delivering Design-Build parking facilities of similar complexity and scope.

These materials collectively confirm FINFROCK's qualifications and successful track record in delivering large-scale Design-Build projects consistent with the requirements of this solicitation.



## Bonding Capacity - Letter of Bondability



November 3, 2025

City of Fort Lauderdale, Procurement Services Division  
Attn: Inessa Rubin, Sr. Procurement Specialist  
101 NE 3rd Ave. Suite 1650  
Fort Lauderdale, FL 33301

Re: Finrock Construction, LLC.

Dear Inessa,

I am the bonding agent for Finrock Construction. I have handled their bond program for 20+ years. They are bonded through the Federal Insurance Company (a member of the Chubb Group of Insurance Companies), which has an AM Best's Key rating of A++, XV and a Treasury Listing of \$497,841,000.

Although maximum bonding limits have not been established, Finrock has been approved for and can provide single bonds in excess of \$400,000,000 and an aggregate bond program of \$900,000,000.

This letter is not an assumption of liability, nor is it a bid bond or payment and performance bond. It is issued only as a bonding reference from us as requested by our client. Any arrangement for surety credit is a matter between Finrock and the surety and subject to their underwriting requirements at the time any request is made.

If you have further questions or require additional information, please call me at (407) 843-1120.

Sincerely,  
**Johnson and Company**

A handwritten signature in blue ink that reads "Brett A. Ragland".

Brett A. Ragland  
Vice President

SEC  
5.2.3

# Licenses

Ron DeSantis, Governor  
Melanie S. Griffin, Secretary

STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD  
THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

**JONES, MINOR STANFIELD**  
FINROCK CONSTRUCTION, LLC  
2400 APOPKA BLVD  
APOPKA FL 32703

LICENSE NUMBER: CGC062676  
EXPIRATION DATE: AUGUST 31, 2026  
Always verify licenses online at MyFloridaLicense.com

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Ron DeSantis, Governor  
Melanie S. Griffin, Secretary

STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF PROFESSIONAL ENGINEERS  
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

**KRUTH, ANGELA KATHLEEN**  
1940 FIRESIDE COURT  
CASSELBERRY FL 32707

LICENSE NUMBER: PE85401  
EXPIRATION DATE: FEBRUARY 28, 2027  
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Ron DeSantis, Governor  
Melanie S. Griffin, Secretary

STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN  
THE ARCHITECT HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

**HORVATH, ZACHARY CHRISTOPHER**  
211 HUNTERS TRAIL  
LONGWOOD FL 32779

LICENSE NUMBER: AR98328  
EXPIRATION DATE: FEBRUARY 28, 2027  
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dbpr Department of Business & Professional Regulation

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File a Complaint  
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AB&T Delinquent Invoice & Activity List Search

**LICENSEE DETAILS**  
**This is a business tracking record only.**  
Click here for information on how to verify that this business is properly licensed.

**Licensee Information**

Name:	FINROCK CONSTRUCTION, LLC (Primary Name)
Main Address:	2400 APOPKA BLVD APOPKA Florida 32703
County:	ORANGE

**License Information**

License Type:	Construction Business Information
Rank:	Business Info
License Number:	
Licensure Date:	05/23/2001
Expires:	

**Special Qualifications**

Qualification Effective	
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**LICENSEE DETAILS**

**Licensee Information**

Name:	FINROCK DESIGN, LLC (Primary Name)
Main Address:	2400 APOPKA BLVD ORLANDO Florida 32860
County:	ORANGE
License Mailing:	2400 APOPKA BLVD APOPKA FL 32703
County:	ORANGE
License Location:	2400 APOPKA BOULEVARD APOPKA FL 32703
County:	ORANGE

**License Information**

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	8717
Status:	Current
Licensure Date:	11/09/2000
Expires:	

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**LICENSEE DETAILS**  
**This is a business tracking record only.**  
Click here for information on how to verify that this business is properly licensed.

**Licensee Information**

Name:	FINROCK DESIGN LLC (Primary Name)
Main Address:	2400 APOPKA BLVD APOPKA Florida 32703-7743
County:	ORANGE

**License Information**

License Type:	Architect Business Information
Rank:	Business Info
License Number:	
Status:	Current/Active
Licensure Date:	12/21/2000
Expires:	

**Special Qualifications**

Corporation	
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SEC  
5.2.4

BUSINESS STRUCTURE

# Firm Qualifications Letter

November 26th, 2025

City of Fort Lauderdale  
100 N Andrews Avenue  
Fort Lauderdale, FL 33301

RE: PROPOSAL FOR DESIGN-BUILD SERVICES – NEW FEDERAL COURTHOUSE PARKING GARAGE

Dear selection committee:

The FINFROCK team is pleased to submit our statement of qualifications to provide professional design-build services for the new Federal Courthouse Parking Garage project.

With more than 350 completed parking structures and 80 years of experience in delivering award-winning design-build solutions, FINFROCK is a proven leader in the planning, design, manufacturing, and construction of structured parking. We bring a fully integrated approach—combining architecture, engineering, manufacturing, and construction under one roof—to deliver projects that are high quality, cost-effective, and completed on time.

Our team understands the critical role this facility will play in supporting the operations of the new Federal Courthouse. FINFROCK’s expertise in secure, durable, and efficient parking solutions makes us uniquely qualified to provide a structure that complements the architectural significance of the courthouse while meeting the City’s performance, safety, and sustainability objectives. Our proven design-build process allows us to identify opportunities for cost savings, accelerate the project schedule, and ensure seamless coordination from concept to completion.

To further strengthen our regional expertise and ensure the project reflects the needs of the South Florida community, FINFROCK has partnered with Keith Engineering, a well-respected firm based in Broward County. Keith brings extensive experience in civil engineering, site development, and public infrastructure projects throughout Broward County and the surrounding region. Together, our combined team offers the City a partnership grounded in technical excellence, regional knowledge, and a shared commitment to delivering a facility that will serve the community for decades to come.

Led by Kyle Myers, FINFROCK’s project team will serve as a dedicated partner to the City of Fort Lauderdale—committed to open communication, proactive problem solving, and exceptional project execution. We take pride in building lasting relationships and supporting the communities we serve through local participation and collaboration with area subcontractors.

FINFROCK looks forward to the opportunity to demonstrate our capabilities and contribute our experience toward the successful delivery of this important civic project.

Sincerely,

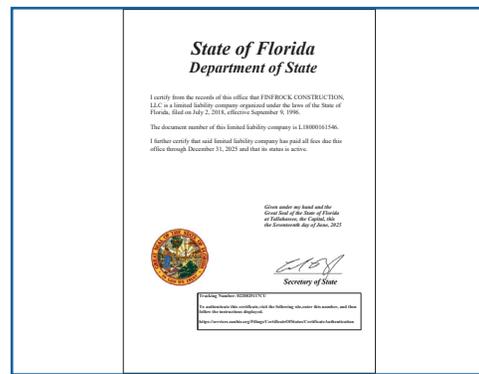
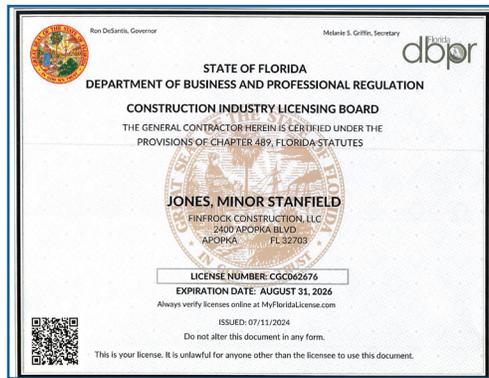


A handwritten signature in blue ink, appearing to read 'DLH', written over a light blue background.

Daniel L. Helmick, Jr., PE  
Executive Vice President

SEC 5.2.4

# Licenses



SEC 5.2.4

# Key Personnel Roles & Contact Information

FINFROCK has assembled a team of experienced professionals who bring a proven track record of success in delivering complex, design-build parking structures. Each team member offers specialized expertise that ensures the New Federal Courthouse Parking Garage project will be executed with precision, safety, and quality. Together, this team provides comprehensive leadership across design, construction, quality control, scheduling, and safety—ensuring all aspects of the project meet the City of Fort Lauderdale’s objectives.

Name	Role	Firm	Phone	Fax	Email
William Finrock	Executive Oversight	FINFROCK	407-293-400	407-297-0512	wfinrock@finrock.com
Daniel Helmick	Executive Oversight	FINFROCK	407-293-400	407-297-0512	dhelmick@finrock.com
Stan Jones	Executive Oversight	FINFROCK	407-293-400	407-297-0512	sjones@finrock.com
Kyle Myers	Executive Oversight	FINFROCK	407-293-400	407-297-0512	kmyers@finrock.com
Jorge Arboleda	Executive Oversight	FINFROCK	407-293-400	407-297-0512	jarboleda@finrock.com
Kent Bailey	Scheduler/Project Controls Specialist	FINFROCK	407-293-400	407-297-0512	kbailey@finrock.com
Kathryn Maluda	Senior Project Manager	FINFROCK	407-293-400	407-297-0512	kmaluda@finrock.com
Chad Lytton	General Superintendent	FINFROCK	407-293-400	407-297-0512	clytton@finrock.com
Zach Horvath	Design Manager	FINFROCK	407-293-400	407-297-0512	zhorvath@finrock.com
Angela Kruth	Project Engineering Manager	FINFROCK	407-293-400	407-297-0512	akruth@finrock.com
David Golinowski	Project Quality Control Manager	FINFROCK	407-293-400	407-297-0512	dgolinowski@finrock.com
Zach Eakles	Project Health & Safety Manager	FINFROCK	407-293-400	407-297-0512	zeakles@finrock.com

# Certificate of Insurance

Client#: 1559798		131FINFRHOL															
<b>ACORD™</b>		<b>CERTIFICATE OF LIABILITY INSURANCE</b>															
			DATE (MM/DD/YYYY) 11/03/2025														
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p><b>IMPORTANT:</b> If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).</p>																	
<b>PRODUCER</b> McGriff, a MMA LLC Company 333 S. Garland Ave Orlando, FL 32801-4927 407 691-9600		<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): 407 691-9600      FAX (A/C, No): 888-635-4183 E-MAIL ADDRESS: CertOrlando@mcgriff.com															
<b>INSURED</b> Finrock Construction, LLC* 2400 Apopka Blvd Apopka, FL 32703-7743		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 80%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width: 20%;">NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Greenwich Insurance Company</td> <td style="text-align: center;">22322</td> </tr> <tr> <td>INSURER B : XL Specialty Insurance Company</td> <td style="text-align: center;">37885</td> </tr> <tr> <td>INSURER C : Great American Alliance Insurance Co.</td> <td style="text-align: center;">26832</td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Greenwich Insurance Company	22322	INSURER B : XL Specialty Insurance Company	37885	INSURER C : Great American Alliance Insurance Co.	26832	INSURER D :		INSURER E :		INSURER F :	
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INSURER D :																	
INSURER E :																	
INSURER F :																	
<b>COVERAGES</b> <b>CERTIFICATE NUMBER: 25/26 Mstr BAIWSP10M</b> <b>REVISION NUMBER:</b>																	
<p>THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.</p>																	
INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURER	SUBROGATION WAIVED	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS										
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> BI/PD Ded: \$1,000,000  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:		X	CGD742208303	01/01/2025	01/01/2026	EACH OCCURRENCE      \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence)      \$300,000 MED EXP (Any one person)      \$10,000 PERSONAL & ADV INJURY      \$1,000,000 GENERAL AGGREGATE      \$4,000,000 PRODUCTS - COMP/OP AGG      \$4,000,000 \$										
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> BI/PD Ded: \$100,000		X	CAD7478112	01/01/2025	01/01/2026	COMBINED SINGLE LIMIT (Ea accident)      \$2,000,000 BODILY INJURY (Per person)      \$ BODILY INJURY (Per accident)      \$ PROPERTY DAMAGE (Per accident)      \$ \$										
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ \$10,000			US00082024LI	01/01/2025	01/01/2026	EACH OCCURRENCE      \$10,000,000 AGGREGATE      \$10,000,000 \$										
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		X	WCF13424901	01/01/2025	01/01/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT      \$1,000,000 E.L. DISEASE - EA EMPLOYEE      \$1,000,000 E.L. DISEASE - POLICY LIMIT      \$1,000,000										
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) *Named Insured Continued: Toronto, LLC; Finrock Design, LLC; Finrock Industries, LLC; Finrock Transportation, LLC; Finrock Properties, LLC; Finrock South Florida, LLC; Finrock Industries South Florida, LLC; Finrock Properties South Florida, LLC; Finrock Architecture and Engineering, Inc; Finrock Architecture and Engineering, LLC; Finrock DC, Inc. (See Attached Descriptions)																	
<b>CERTIFICATE HOLDER</b>				<b>CANCELLATION</b>													
City of Fort Lauderdale Procurement Services Division 101 NE 3rd Ave, Ste 1650 Fort Lauderdale, FL 33301-0000				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 													
© 1988-2015 ACORD CORPORATION. All rights reserved.																	
ACORD 25 (2016/03)      1 of 2      The ACORD name and logo are registered marks of ACORD #S38530714/M36154208				CLHO													

## DESCRIPTIONS (Continued from Page 1)

**General Liability:** Additional Insured including completed operations is granted with if required by written contract or agreement per Additional Insured (Blanket) Form Endorsement CG2038 12/19 and CG2040 12/19. Primary and Non-Contributory is granted if required by written contract per Primary Insurance Clause Endorsement XIL424 06/05. Waiver of Subrogation status is granted if required by written contract per Waiver of Transfer of Rights Endorsement CG2404 02/19. 30 Day Notice of Cancellation per Cancellation Notification to Others Endorsement (X) 405 0910.

**Automobile Liability:** Additional Insured status is granted if required by written contract per Automatic Additional Insured's Endorsement XIC411 10/13. Primary and Non-Contributory is granted with if required by written contract per CA0449 11/16. Waiver of Subrogation status is granted if required by written contract per Waiver of Transfer of Rights of Recovery Against Others To Us Endorsement CA0444 10/13. 30 Day Notice of Cancellation Per Cancellation Notification to Others Endorsement Form (X) 405 0910. **Workers' Compensation:** Waiver of Subrogation is granted if required by written contract per Waiver of Our Right to Recover from Others Endorsement.

**Umbrella Policy:** Follow form over General Liability, Auto Liability and Employers Liability.

# Certificate of Insurance

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<b>ACORD™</b>		<b>CERTIFICATE OF LIABILITY INSURANCE</b>															
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INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS										
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$										
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$										
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$										
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE    OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$										
<b>A</b>	<b>Professional Liab &amp; Pollution</b>			CPPLD000102601	07/15/2024	01/01/2026	\$10,000,000 Each Claim \$10,000,000 Aggregate										
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) *Supplemental Names: Finrock Enterprises, LLC (FEL) Finrock Financial, LLC (FFL) Finrock Industries, LLC (FIL) fka Finrock Industries, Inc. (FII) Finrock Design-Manufacture-Construct, LLC (DMCL) (See Attached Descriptions)																	
<b>CERTIFICATE HOLDER</b>				<b>CANCELLATION</b>													
City of Fort Lauderdale Procurement Services Division 101 NE 3rd Ave, Ste 1650 Fort Lauderdale, FL 33301-0000				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 													
© 1988-2015 ACORD CORPORATION. All rights reserved.																	
ACORD 25 (2016/03)    1 of 2    The ACORD name and logo are registered marks of ACORD #S38530709/M37810911				CLHO													

## DESCRIPTIONS (Continued from Page 1)

Finrock Design-Manufacture-Construct, Inc. (DMCI)  
Finrock Properties, LLC (FPL) fka Finrock Properties, Inc. (FPI)  
Finrock Transportation, LLC (FTL) fka Finrock Transportation, Inc. (FTI)  
Finrock Construction, LLC (FCL) fka Finrock Construction, Inc. (FCI)  
Finrock Design, LLC (FDL) fka Finrock Design, Inc. (FDI)  
Finrock DC, Inc.  
Finrock Development, LLC  
Toronto, LLC  
DDMF2, LLC  
Finrock Architecture and Engineering, LLC  
Finrock Architecture and Engineering, Inc.  
Finrock Industries South Florida, LLC  
Finrock Properties South Florida, LLC  
Spur Street Collaborative, LLC  
Finrock South Florida, LLC  
Southeast Industrial Development 7, LLC  
Structure Works, LLC  
Finrock Technologies, LLC  
Apopka Industrial, LLC  
Frockapedia, LLC



SEC  
5.2.5

FIRM'S WORKLOAD



SEC  
5.2.5

## FIRM's Workload

FINFROCK has an established history of successfully managing multiple design-build projects across Florida, with active and completed work demonstrating our ability to deliver complex parking structures efficiently, safely, and within budget. A detailed list of completed projects, active projects, and projected (awarded but not yet issued NTP) projects is provided below.

FINFROCK exclusively delivers projects through the design-build method, a model that is central to our success and a significant asset to this project. By integrating architecture, engineering, manufacturing, and construction services under one roof, our team maintains full control of design, coordination, fabrication, and field execution. This unified structure enhances accountability, improves communication, accelerates schedules, and reduces risk for the Owner.

Our approach includes:

- Dedicated project teams assigned from concept through completion;
- Robust scheduling and resource management, ensuring capacity to manage multiple concurrent projects;
- Fully integrated precast manufacturing, allowing us to control production sequencing, delivery, and quality internally;
- Consistent communication protocols with owners and AHJs to maintain transparency and decision-making efficiency.

When projects present challenges—such as permitting complexities, evolving site conditions, or aggressive timelines, FINFROCK's integrated design-build model allows us to rapidly adapt, coordinate solutions in real time, and maintain progress without delays often associated with traditional project delivery methods.

The project list below demonstrates FINFROCK's proven ability to effectively manage concurrent work while upholding performance, safety, and client satisfaction:

## Firm's Workload

### Completed & Active Projects

Project Name	Status	Job Type
PROJECT 801 SOUTH TOWER	Completed	Finished Building
PROJECT 801 SOUTH GARAGE	Completed	Garage
LAKE HOUSE	Completed	Finished Building
CARILLON PARKING STRUCTURE	Completed	Garage
FAMU STUDENT HOUSING PH 1A	Completed	Finished Building
McRAE PG EXPANSION	Completed	Garage
MIDTOWN MEGADECK PH1 PARKING STRUCTURE	Completed	Garage
ADVENT HEALTH CELEBRATION PG II	Completed	Garage
F DECK PG AND SLIGH OFFICE SPACE	Completed	Garage
H2 PARKING STRUCTURE	Completed	Garage
PINERY RESTAURANT	Completed	Finished Building
PROJECT 370 REMODEL	Completed	Garage
GULF COAST MEDICAL CENTER PG IMPROVEMENT	Completed	Garage
CHEROKEE CASINO RESORT PARKING STRUCTURE	Completed	Garage
336 NO ORANGE APARTMENTS	Completed	Finished Building
ADVENT HEALTH DADE AVE PG	Completed	Garage
SARASOTA MEMORIAL CAMPUS PG	Completed	Garage
OH G DECK	Completed	Garage
DESEO GRANDE PG	Completed	Garage
CITY CENTER OFFICE	Completed	Finished Building
CITY CENTER GARAGE	Completed	Garage
ELDORADO PARKING GARAGE	Completed	Garage
BRIC PG	Completed	Garage
MOFFIT HOSPITAL PG	Completed	Garage
CENTRUM DORAL PG	Completed	Garage
CELEBRATION POINTE P1 - PHASE 1	Completed	Garage
NOVEL BEACH PARK APTS	Completed	Finished Building
TGH CORPORATE PG	Completed	Garage
500 NORTH ORANGE AVE. PG	Completed	Garage
GREAT SOUTHERN BOX CO. PG	Completed	Garage
SARASOTA ONCOLOGY PG	Completed	Garage
SMH CLADDING	Completed	Garage
ADVENT HEALTH CORPORATE SOLAR	Completed	Other
BLUE ORIGIN OLS GARAGE	Completed	Garage
CAESARS VIRGINIA PG	Completed	Garage
PROJECT 910 PG	Completed	Garage
PROJECT U	Completed	Finished Building
MIDTOWN MEGADECK PHASE 2	Completed	Garage
WILDWOOD PG	Completed	Garage
SMH EDUCATION BUILDING PG	Completed	Garage
PORT CANAVERAL CT-6W & CT-10E PG	Completed	Garage
MOFFIT PROTON CLADDING	Completed	Garage

## Firm's Workload

LIFETIME FITNESS BUILDING	Completed	Garage
PROJECT 912 TOWER	Completed	Finished Building
PROJECT 913 TOWER	Completed	Finished Building
THE CENTERPOINTE APARTMENTS	Completed	Finished Building
PROJECT 980 OFFICE	Completed	Finished Building
FAMU 1B-P PROJECT	Completed	Finished Building
LOTIS WELLINGTON PG	In Progress	Garage
DESEO GRANDE PHASE 2 PG	In Progress	Garage
VELO PARKING GARAGE	In Progress	Garage
BOCA MIDTOWN PG	In Progress	Garage
LIFETIME FITNESS PG	In Progress	Garage
OH BAYFRONT HOSPITAL PG	In Progress	Garage
AHS EAST ORLANDO PG	In Progress	Garage
THE ARCADIAN PG	In Progress	Garage
ORLANDO HEALTH H DECK	In Progress	Garage
SUNDY VILLAGE PG	In Progress	Garage
MIAMI FREEDOM PARK PG	In Progress	Garage
ALACHUA COUNTY COURTHOUSE PG	In Progress	Garage
IHG ORLANDO HOTEL (PARTIAL DESIGN)	In Progress	Finished Building
LAKESWOOD PLAZA PG	In Progress	Garage
RAVAUDAGE PARKING GARAGE	In Progress	Garage
EMERSON LOT II APTS	In Progress	Finished Building
CASCADES TRAIL STUDENT HOUSING PG	In Progress	Garage
OLT (SCHEMATIC DESIGN)	In Progress	Finished Building
AHS TAMPA PG	In Progress	Garage
301 W. BAY PG (PARTIAL DESIGN)	In Progress	Garage
WESTSIDE DORAL PG (DESIGN)	In Progress	Garage
ORL G3 PARKING GARAGE (PARTIAL DESIGN)	In Progress	Garage
PORT CANAVERAL CT-5 PG ADDED ELEVATORS	In Progress	Garage
LUMINARY SQUARE PG (DESIGN)	In Progress	Garage
AHS ORLANDO MOB GARAGE (PARTIAL DESIGN)	In Progress	Garage
PORT CANAVERAL CT-6E PG REPLACEMENT	In Progress	Garage
SHORECREST CONDO PG (PENDING CONTRACT)	In Progress	Garage
GREENVILLE PATEWOOD PARKING STRUCTURE (DESIGN)	In Progress	Garage
CONFIDENTIAL PROJECT (HOSPITALITY)	In Progress	Garage

### Projected Projects

Project Name	Status	Job Type	Contract
Confidential Project (Medical)	Projected	Garage	30,900,000.00
Confidential Project (Medical)	Projected	Garage	33,977,391.00
Confidential Project (Municipality)	Projected	Garage	10,779,879.00
Confidential Project (Medical)	Projected	Garage	14,707,672.00
Confidential Project (Office)	Projected	Garage	68,673,286.00

# SEC 5.2.7

## FINANCIALS

**FINFROCK's financial documents, including all required audited statements and supporting information, have been uploaded separately for this submission. Each page has been marked "Confidential" in accordance with the City's instructions.**



SEC  
5.2.8

FIRM'S PAST  
EXPERIENCE



SEC  
5.2.8

## Firm's Past Experience

The following section features four detailed project profiles that highlight FINFROCK's work with municipalities and public agencies, a sample of FINFROCK's experience. Each of these projects demonstrates our ability to successfully deliver design-build parking structures that balance functionality, durability, security, and architectural quality—key attributes for the New Federal Courthouse Parking Garage project. These examples showcase FINFROCK's proven expertise in addressing the unique needs of government and institutional clients through thoughtful design, cost efficiency, and reliable performance.

Collectively, these profiles illustrate the depth and breadth of FINFROCK's experience in delivering parking structures of varying scale, design complexity, and site conditions throughout Florida. Also Included is a selection of some past projects located in South Florida, highlighting our long-standing presence and experience within the region.

FINFROCK further supports its work in South Florida with a dedicated manufacturing plant strategically located to serve the tri-county area, enabling efficient delivery, reduced transportation costs, and enhanced schedule reliability for projects in the region. Together, these examples provide a clear picture of our comprehensive capabilities in providing high-quality, design-build parking solutions for a diverse range of clients and environments.



## **FINFROCK** PROJECT PROFILE

### **OWNER**

City of Winter Garden

### **CONTACT**

Name: Amy Martello  
Title: EA City Manager  
Phone: (407)-656-4111  
Email: amartello@cwgd.com

### **BUDGET**

Initial: \$8,105,953  
Final: \$8,105,953

### **SCHEDULE**

Design Start: 7/31/2015  
Project Completion: 9/16/2016

### **CAPACITY**

527 Stalls  
2 Elevated Levels

### **STATUS**

Complete

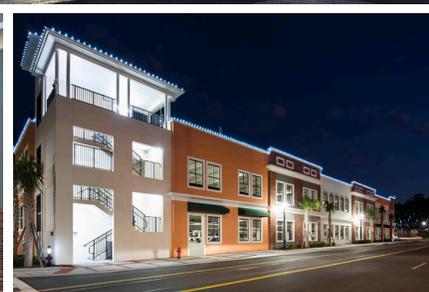
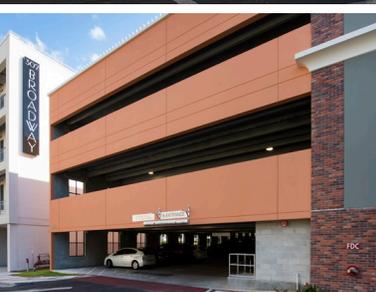
**EXPERIENCE**  
A NEW WAY TO BUILD.

## **CITY OF WINTER GARDEN** PARKING GARAGE - 160 S. BOYD ST. WINTER GARDEN, FL 34787

The City of Winter Garden sought a design-build firm who could deliver a parking structure that would meet the charm and character of Winter Garden’s downtown area. FINFROCK proposed a three elevated-level parking structure with a capacity of 523 parking spaces that blends with the nearby architectural styles from the 1920s to the 1950s and 60s.

The garage’s brick design with varying depths creates a visually interesting and eclectic balance of color, texture, and dimension. The building’s façade aesthetically complements the existing downtown structures.

As the design-build general contractor, Architect and Engineer of Record, parking consultant, and precast manufacturer, FINFROCK managed the project from concept through completion, providing a single point of responsibility for both design and construction. By integrating these roles and self-performing precast production, FINFROCK streamlined communication, maintained quality, accelerated the schedule, and delivered a durable structure that provides long-term value to Winter Garden’s vibrant downtown.



## **FINFROCK** PROJECT PROFILE

### **OWNER**

City of Ocala

### **CONTACT**

Name: Sean Lanier  
Title: City Engineer  
Phone: (352)-351-6733  
Email: slanier@ocalafl.org

### **BUDGET**

Initial: \$5,386,078  
Final: \$5,386,078

### **SCHEDULE**

Design Start: 10/7/2015  
Project Completion: 9/8/2016

### **CAPACITY**

405 Stalls  
2 Elevated Levels

### **STATUS**

Complete

### **EXPERIENCE**

**A NEW WAY TO BUILD.**

## **DOWNTOWN OCALA**

### **PARKING GARAGE - 296 SE BROADWAY ST, OCALA, FL 34471**

Ocala's identity as the "Brick City" traces back to the 1883 fire that destroyed much of its wooden downtown and led to a ban on wood construction. With this legacy in mind, the City turned to FINFROCK to design and build a parking solution that would respect its heritage while addressing modern needs.

FINFROCK delivered a two-elevated-level, 400-stall structure with a brick façade that echoes the city's historic architecture. The use of window openings within the wall panels creates the look of small storefronts, allowing the garage to blend naturally with downtown's traditional streetscape.

Taking on the roles of design-build general contractor, Architect of Record, Engineer of Record, parking consultant, and precast manufacturer, FINFROCK provided a seamless delivery process. By producing the precast components in-house, the team ensured long-term durability while maintaining tight control over schedule and quality. The result is a parking structure that enhances convenience for the community while preserving Ocala's historic character.



## **FINFROCK** PROJECT PROFILE

### **OWNER**

City of Wildwood

### **CONTACT**

Name: Jason F. McHugh  
Title: City Manager  
Phone: (352)-330-1330 x125  
Email: jmchugh@wildwood-fl.gov

### **BUDGET**

Initial: \$6,315,602  
Final: \$6,315,602

### **SCHEDULE**

Design Start: 8/25/2023  
Project Completion: 10/08/2024

### **CAPACITY**

126 Stalls  
3 Elevated Levels

### **STATUS**

Complete

### **EXPERIENCE**

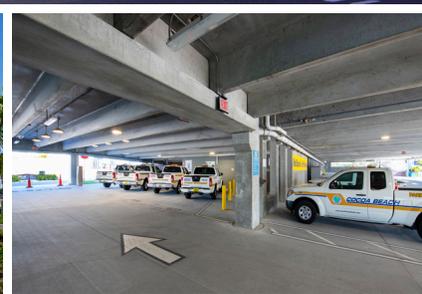
**A NEW WAY TO BUILD.**

## **WILDWOOD** PARKING GARAGE - 195 N MAIN ST, WILDWOOD, FL 34785

Completed in 2024, the Wildwood Parking Garage was developed to meet the growing parking demands surrounding Downtown Wildwood's main street. Designed and constructed by FINFROCK, this multi-level structure offers 126 parking spaces, significantly reducing congestion and providing convenient access for residents and visitors alike.

The garage features a modern design with architectural elements that blend seamlessly with the surrounding environment, enhancing the area's aesthetic appeal. To improve functionality and user experience, the garage includes clear signage, wide drive aisles, and strategically placed access points, allowing for smooth traffic flow and easy navigation.

As Architect, Engineer of Record, general contractor, and precast concrete manufacturer, FINFROCK delivered the project through our vertically integrated design-build approach, ensuring complete coordination and efficiency from concept to completion. Our precast concrete system accelerated delivery, reduced costs, and minimized on-site disruption.



## **FINROCK** PROJECT PROFILE

### **OWNER**

City of Cocoa Beach

### **CONTACT**

Name: Wayne Carragino  
Title: City Manager  
Phone: (321)-604-0601  
Email: wcarragino@aol.com

### **BUDGET**

Initial: \$5,185,000  
Final: \$5,185,000

### **SCHEDULE**

Design Start: 4/9/18  
Project Completion: 4/17/19

### **CAPACITY**

242 Stalls  
2 Elevated Levels

### **STATUS**

Complete

### **EXPERIENCE**

**A NEW WAY TO BUILD.**

## **COCOA BEACH**

### **PARKING GARAGE - 25 S ORLANDO AVE, COCOA BEACH, FL 32931**

FINROCK was awarded the design and construction of this parking structure after responding to an RFQ solicited by the City. The parking structure is within walking distance from the beach and serves beachgoers and guests of the nearby restaurants. The garage is equipped with fully enclosed restrooms and two exterior showers for the beach guests. The garage's interior contains a 600 square foot office housing beach security and maintenance staff.

Working with the City of Cocoa Beach, FINROCK was able to value engineer significant savings from the original design and budget while maintaining the already approved architectural concept. The garage's design compliments the tropical landscape and features three backlit surfboards, a unique sculpture of a surfer, and the City's seal affixed into the concrete structure.

FINROCK delivered complete design-build services by functioning as the Architect and Engineer of Record, general contractor, and precast concrete manufacturer on this 242-stall parking garage.

**OFFICE / RETAIL CLIENTS****DORAL COURT PARKING GARAGE—DORAL, FL**

499 cars, 1 ground & 2 elevated levels  
Terra Group  
Design-Build 2018

**GARDENS CORPORATE CENTER PARKING GARAGE—PALM BEACH GARDENS, FL**

714 cars, 1 ground & 4 elevated levels  
Gardens Corporate Center, LLC  
Design-Build 2018

**LA FITNESS HARBOR SHOPS PARKING GARAGE—FORT LAUDERDALE, FL**

295 cars, 1 ground & 2 elevated levels  
Mariani, LLC  
Design-Build 2014  
Unicorp National Development, Inc.  
Design-Build 2009

**PARKING GARAGE AT THE LANDMARK AT DORAL—DORAL, FL**

929 cars, 1 ground & 2 elevated levels  
Town Center at Doral  
Design-Build Team 2008

**HIGHWOODS BAY CENTER—TAMPA, FL**

881 cars, 1 ground & 7 elevated levels  
Highwoods Properties  
Design-Build 2007

**BRADENTON JUDICIAL CENTER—BRADENTON, FL**

517 cars, 1 ground & 3 elevated levels  
City of Bradenton Florida  
Design-Build 2006

**HIGHWOODS PRESERVE 7—TAMPA, FL**

913 cars, 1 ground & 4 elevated levels  
Highwoods Properties  
Design-Build 2006

**MACY'S —PEMBROKE PINES, FL**

674 cars, 1 ground & 3 elevated levels  
Federated Department Stores  
Design-Build 2006  
Design-Build Team 2006

**SAWGRASS MILLS PARKING GARAGE—SUNRISE, FL**

658 cars, 1 ground & 2 elevated levels  
Mills Kan Am Sawgrass Phase 3 LP  
Design-Build Team 2004

**CITY PLACE "D"—WEST PALM BEACH, FL**

800 cars, 1 ground & 4 elevated levels  
The Whiting-Turner Company  
Design-Build Team 2000

**OPUS CENTER—MIAMI, FL**

1,200 cars, 1 ground & 4 elevated levels  
Opus South  
Design-Build Team 2000

**DORAL—MIAMI, FL**

1,100 cars, 1 ground & 4 elevated levels  
Opus South  
Design-Build Team 2000

**CITY PLACE "C" —WEST PALM BEACH, FL**

500 cars, 1 ground & 4 elevated levels  
The Whiting-Turner Company  
Design-Build Team 1999

**CITY PLACE "B" —WEST PALM BEACH, FL**

1,756 cars, 1 ground & 5 elevated levels  
The Whiting-Turner Company  
Design-Build Team 1999

**HEALTHCARE CLIENTS****BOCA RATON REGIONAL HOSPITAL PARKING GARAGE - BOCA RATON, FL**

970 cars, 1 ground & 4 elevated levels  
Boca Raton Regional Hospital  
Design-Build 2020

**GULF COAST MEDICAL CENTER PARKING GARAGE—FT MYERS, FL**

1,292 cars, 1 ground & 4 elevated levels  
Lee Memorial Health System  
Design-Build 2017

**MERCY HOSPITAL PARKING STRUCTURE #3—MIAMI, FL**

816 cars, 1 ground & 4 elevated levels  
Mercy Hospital  
Design-Build 2007



**AVENTURA HOSPITAL MAB PARKING GARAGE—AVENTURA, FL**

1,050 cars, 1 ground & 5 elevated levels  
Greenfield Services, Inc.  
Design-Build Team 2005

**NORTH COLLIER HOSPITAL PARKING GARAGE—NAPLES, FL**

512 cars, 1 ground & 4 elevated levels  
NCH Healthcare System  
Design-Build Team 2004

**BAPTIST HOSPITAL PARKING STRUCTURE #3—MIAMI, FL**

755 cars, 1 ground & 5 elevated levels  
The Auchter Company  
Design-Build Team 2001

**SOUTH MIAMI HOSPITAL PARKING STRUCTURE—MIAMI, FL**

756 cars, 1 ground & 8 elevated levels  
The Auchter Company  
Design-Build Team 2001

**HEALTHSOUTH MARINA TOWER—MELBOURNE, FL**

100 cars, 1 ground & 1 elevated level  
Brice Building Company, Inc.  
Design-Build Team 1994

**RESIDENTIAL CLIENTS**

**SUNRISE VILLAGE PARKING GARAGE—SUNRISE, FL**

315 cars, 1 ground & 3 elevated levels  
Equity Residential  
Design-Build 2012

**ALTA CONGRESS—DELRAY BEACH, FL**

587 cars, 1 ground & 3 elevated levels  
Wood Partners  
Design-Build 2012

**TARPON POINT MARINA VILLAGE—CAPE CORAL, FL**

517 cars, 1 ground & 4.5 elevated levels  
Tarpon Point Associates, LLC  
Design-Build 2009

**BISCAYNE LANDING —N. MIAMI, FL**

678 cars, 1 ground & 5 elevated levels  
BLIA Developer, Ltd.  
Design-Build 2007

**DUO PARKING STRUCTURE—HALLANDALE BEACH, FL**

741 cars, 1 ground & 6 elevated levels  
Duo Hallandale, LLC  
Design-Build Team 2006

**SERANO—NAPLES, FL**

2 garages – each garage is 118 cars, 1 ground & 1 elevated level  
WCI Communities, Inc.  
Design-Build 2006

**THE VENTURE—AVENTURA, FL**

720 cars, 1 ground & 4 elevated levels  
The Related Group  
Design-Build 2006

**AVENTURA MARINA—AVENTURA, FL**

730 cars, 1 ground & 6 elevated levels  
The Related Group  
Design-Build 2005

**THE BEAU RIVAGE—FORT MYERS, FL**

263 cars, 1 ground & 2 elevated levels  
Home for America Holdings, Inc.  
Design-Build 2004

**CLEARWATER PARK—WEST PALM BEACH, FL**

264 cars, 1 ground & 2 elevated levels  
The Related Group of Florida  
Design-Build 2003

**AVENTURA BEACH MARINA DECK 1—AVENTURA, FL**

618 cars, 1 ground & 6 elevated levels  
Altman Development Corp.  
Design-Build 2003

**AVENTURA BEACH MARINA DECK 2—AVENTURA, FL**

270 cars, 1 ground & 3 elevated levels  
Altman Development Corporation  
Design-Build 2002

**JEFFERSON @ YOUNG CIRCLE—HOLLYWOOD, FL**

645 cars, 1 ground & 5 elevated levels  
City of Hollywood  
Design-Build 2002

**CITY PLACE “A” —WEST PALM BEACH, FL**

753 cars, 1 ground & 3 elevated levels  
City Place West Residential  
Design-Build 2000



## EDUCATION CLIENTS

### **MDC WOLFSON PARKING GARAGE—MIAMI, FL**

599 cars, 1 ground & 6 elevated levels  
Miami Dade College  
Design-Build Team 2016

### **RED ROAD COMMONS PARKING STRUCTURES—MIAMI, FL**

914 cars, 1 ground & 4/4 elevated levels  
Wood Partners  
Design-Build 2008

### **ATLANTIC TOWER—POMPANO BEACH, FL**

461 cars, 1 ground & 3 elevated levels  
Brenner Real Estate Group  
Design-Build 2004

### **PINECREST PARKING STRUCTURE—FORT LAUDERDALE, FL**

631 cars, 1 ground & 3 elevated levels  
Pinecrest Preparatory School  
Design-Build 2003

### **PALM BEACH ATLANTIC UNIVERSITY ODP BUILDING—WEST PALM BEACH, FL**

92 student housing rooms, 13,500 SF of leasable space and 526 cars in 1 ground and 6 elevated levels  
Palm Beach Atlantic University  
Design-Build 2002

### **UNIVERSITY OF MIAMI—CORAL GABLES, FL**

500 cars, 1 ground & 3 elevated levels  
The Haskell Company  
Design-Build Team 1994

## HOSPITALITY CLIENTS

### **4TH & 5TH DELRAY PARKING GARAGE—DELRAY BEACH, FL**

326 cars, 1 ground & 4.5 elevated levels  
iPic Entertainment  
Design-Build 2018  
Confidential Client  
Design-Build 2017

### **HYATT HOUSE NAPLES 5TH AVENUE HOTEL AND PARKING STRUCTURE—NAPLES, FL**

183 room, 205,283 square foot, resort hotel and 242 cars in 1 ground & 3 elevated levels  
Naples 5th Avenue Hotel LLC  
Design-Build 2016

### **BOCA WEST COUNTRY CLUB PARKING STRUCTURE—BOCA RATON, FL**

495 cars, 1 ground & 1 elevated levels  
Boca West Country Club  
Design-Build 2014

### **ADMIRAL'S COVE PARKING STRUCTURE—JUPITER, FL**

181 cars, 1 ground & 2 elevated levels  
The Club at Admiral's Cove  
Design-Build 2012

### **DANIA BEACH PARK-N-RIDE WEST LOT GARAGE—DANIA BEACH, FL**

414 cars, 1 ground & 2 elevated levels  
S Florida Regional Transportation Authority  
Design-Build 2011

### **HARD ROCK HOTEL & CASINO—HOLLYWOOD, FL**

1,790 cars, 1 ground & 3 elevated levels  
The Seminole Tribe of Florida  
Design-Build 2003

### **BOCA RATON RESORT AND CLUB—BOCA RATON, FL**

Elevated tennis deck – 130,000 SF over parking on grade  
Fluor Daniel, Inc.  
Design-Build Team 1996

## MIXED-USE CLIENTS

### **CITY PLACE "C" —WEST PALM BEACH, FL**

500 cars, 1 ground & 4 elevated levels  
The Whiting-Turner Company  
Design-Build Team 1999

### **CITY PLACE "B" —WEST PALM BEACH, FL**

1,756 cars, 1 ground & 5 elevated levels  
The Whiting-Turner Company  
Design-Build Team 1999

### **CITY PLACE "D"—WEST PALM BEACH, FL**

800 cars, 1 ground & 4 elevated levels  
The Whiting-Turner Company  
Design-Build Team 2000

### **BOCA RATON RESORT AND CLUB—BOCA RATON, FL**

Elevated tennis deck – 130,000 SF over parking on grade  
Fluor Daniel, Inc.  
Design-Build Team 1996

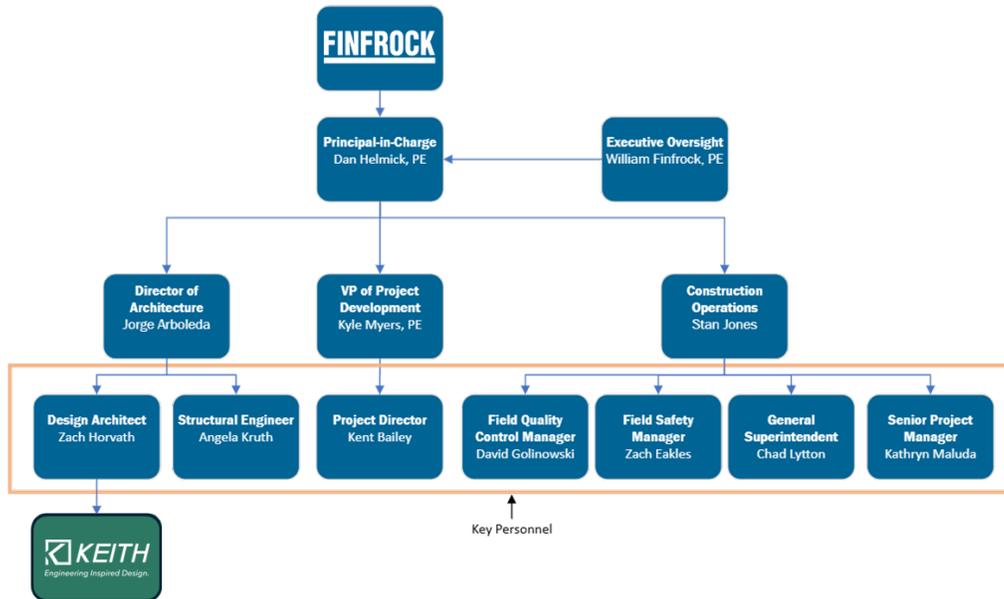


SEC  
5.2.9

KEY PERSONNEL

# Organization Chart

The following team members will serve as FINFROCK’s key personnel throughout the various phases of the project. The principal office responsible for overseeing the project is located at 2400 Apopka Boulevard, Apopka, FL 32703.



The organizational chart above illustrates FINFROCK’s proposed structure for the New Federal Courthouse Parking Garage, highlighting the key project team members who will play active roles throughout design and construction. Only the resumes for the key personnel, as requested, have been included in this submittal. Team members shown outside of the key personnel box serve in roles of executive oversight, providing strategic guidance, support, and quality assurance throughout the duration of the project. Each team member contributes specialized expertise to ensure efficient progress, quality control, and consistent coordination from project start to completion.

FINFROCK’s Key Personnel will remain actively engaged and available through all phases of the project, from initial design through final construction. While based out of our Apopka headquarters, they will conduct regular site visits and be on-site as needed, ensuring hands-on involvement, timely decision-making, and seamless communication. This approach reinforces our commitment to being not only accessible but fully present, providing the City with confidence that our leadership and expertise are consistently applied throughout the project.

At FINFROCK, we approach every project with a commitment to precision, collaboration, and excellence. Our integrated team combines professionals in architecture, structural and civil engineering, manufacturing, and construction management—all working under one roof to deliver seamless design-build execution. In addition to our in-house capabilities, we are partnering with Keith Engineering to provide regional expertise in civil engineering and site design. Supported by FINFROCK’s rigorous vendor prequalification and quality assurance systems, this team ensures safety, reliability, and performance at every stage.

Through strategic planning, open communication, and innovative solutions, FINFROCK consistently delivers projects that meet and exceed client expectations—on time, within budget, and with lasting value to the communities we serve.

**FINROCK**

## KENT BAILEY

PROJECT DIRECTOR



### PROFILE

As Project Director, Kent works with conceptual designers, architects and engineers to incorporate economical efficiencies in the overall design during the design phase of a project. Additionally, Mr. Bailey oversees cost estimates and the pricing of precast materials. During the construction phase of a project, he works closely with the Project Manager and Superintendent to ensure the goals of the Owner are realized.

Mr. Bailey has experience in multiple facets of FINROCK, including project development, engineering, manufacturing, erection, transportation, and quality control.

#### **Port Canaveral Cruise Terminal 6 Parking, Port Canaveral, Florida**

FINROCK served as the architect and engineer of record, precast concrete manufacturer and erector, and design-build contractor for this parking garage at the world's second busiest cruise port. This project was an 8 elevated-level parking garage with 1,940 stalls.

#### **Port Canaveral Cruise Terminal 10 Parking, Port Canaveral, Florida**

FINROCK served as the architect and engineer of record, precast concrete manufacturer and erector, and design-build contractor for this parking garage at the world's second busiest cruise port. This project was an 5 elevated-level parking garage with 1,081 stalls.

#### **City of Cocoa Beach Garage - Cocoa Beach, FL**

FINROCK completed the design and construction of this 242-stall parking structure with 600 square feet of office space, enclosed restrooms, and exterior showers. The parking garage serves guests of the beach and nearby shops and restaurants.

#### **Midtown Megadeck Parking Garage, Tampa, FL**

FINROCK served as architect and engineer of record; precast concrete manufacturer and erector; design-build general contractor; and parking consultant for this 1,081 stall, 5 elevated level parking garage designed for future expansion serving the adjacent retail complex.

#### **Harrah's Pompano Beach Casino Parking Garage, Pompano, FL**

FINROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer & installer, and design-build general contractor for this 1538 stall, 4 elevated level parking garage.

#### **Confidential Parking Garage – Orlando, FL**

FINROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for the project. This 526-stall, ground-plus-four-level parking garage was constructed for an adjacent hotel.

### EXPERIENCE

Industry  
10 years

With FINROCK  
8 years

### EDUCATION

Bachelor of Science,  
Civil Engineering,  
University of Central  
Florida, 2015

### PROFESSIONAL REGISTRATION

Professional Engineer  
Florida, 90451



## KATHRYN MALUDA

SENIOR PROJECT MANAGER



### PROFILE

As Senior Project Manager, Ms. Maluda oversees FINFROCK's Project Managers. She provides leadership in the operations of each project – from mobilization through certificate of occupancy and project close-out.

She is responsible for the construction management of all parking garage projects and develops all initial project schedules. Ms. Maluda is also responsible for the management and training of FINFROCK team members on Primavera P6 and PMWeb a project management database.

### SIMILAR PROJECT EXPERIENCE

**Port Canaveral Cruise Terminal 3 Parking Garage, Cape Canaveral, Florida -- Canaveral Port Authority.**

FINFROCK served as the architect of record, engineer of record, precast concrete manufacturer & installer, and general contractor for this 1,793-stall, 5 elevated level garage to serve the adjacent new cruise terminal.

**Osceola Regional Medical Center Parking Facility - Kissimmee, FL**

FINFROCK served as the architect of record, engineer of record, design-build contractor and precast/prestressed concrete manufacturer for this 330-stall, 2 elevated level facility.

**Wildwood Parking Garage – Wildwood, FL**

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 126-stall, ground-plus-two-level parking garage in downtown Wildwood, near City Hall. This project was designed to serve the public and support the developing downtown area and aimed to preserve and reflect the historic character of its surroundings.

**Downtown Ocala Parking Garage - Ocala, FL**

FINFROCK provided full design-build delivery of this two-elevated level, 400 stall parking structure with a brick façade which compliments a bygone era when Ocala became known as the Brick City.

**City of Cocoa Beach Garage - Cocoa Beach, FL**

FINFROCK completed the design and construction of this 242-stall parking structure with 600 square feet of office space, enclosed restrooms, and exterior showers. The parking garage serves guests of the beach and nearby shops and restaurants.

**City of Winter Garden Parking Garage - Winter Garden, FL**

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 3 elevated level parking structure 500 stalls. The design blended with nearby architecture styles from the 1920s to the 1960s.

### EXPERIENCE

Industry  
19 years

With FINFROCK  
19 years

### EDUCATION

Associate of Science, Building  
Construction,  
Seminole State College 2013

### PROFESSIONAL REGISTRATION

Notary Public Commission,  
Florida, DD941794  
General Contractor  
Florida CGC 1524306



## CHAD LYTTON

GENERAL SUPERINTENDENT



### EXPERIENCE

Industry  
10 years

With FINFROCK  
10 years

### EDUCATION

Bachelor of Arts, Business  
Management, University of  
North Florida, 1997

### PROFILE

Mr. Lytton oversees construction activities on all FINFROCK parking garage projects. He assists in the creation of job schedules and daily implementation of the schedule to ensure on-time delivery. He is also responsible for the primary upkeep of the job, quality control, and safety performance. Mr. Lytton monitors subcontractor scope adherence, performance, and overall workload company wide. With his extensive field experience and hands-on leadership, he ensures every project is executed to FINFROCK's high standards of quality and efficiency.

### SIMILAR PROJECT EXPERIENCE

#### **Advent Health Dade Avenue Parking Garage – Orlando, FL**

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 1,600 stall , ground plus 10 level parking garage that serves the Advent Health Medical office building.

#### **Celebration Pointe P1 Parking Garage – Gainesville, FL**

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 1,240 stall, ground plus 4 level parking garage that is the second parking garage we have constructed for the celebration pointe mixed-use development In Gainesville.

#### **Wildwood PG – Wildwood, FL**

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 126-stall, ground-plus-two-level parking garage in downtown Wildwood, near City Hall. This project was designed to serve the public and support the developing downtown area and aimed to preserve and reflect the historic character of its surroundings.

#### **Great Southern Box Parking Garage – Orlando, FL**

FINFROCK served as architect of record, structural engineer, design-build contractor, and parking consultant for this 305-stall, 4-elevated-level structured parking project. The structure is to serve the developer's new 212-acre mixed-use development called The Packing District which features a 22,400-square-foot food hall.

#### **Confidential Parking Garage – St. Petersburg, FL**

For this 825-stall, four-level elevated parking garage on a busy hospital campus, FINFROCK worked diligently to minimize site disruption amidst the active hospital environment. Acting as the architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor, FINFROCK seamlessly integrated all aspects of the project to ensure efficient and unobtrusive construction.

**FINFROCK**

## ZACHARY HORVATH, NCARB

DIRECTOR OF ARCHITECTURE, PROJECT MANAGEMENT



### PROFILE

Mr. Hovath oversees the Architecture Department at FINFROCK, leading a team of Architectural Drafters, Designers, Project Leads, and registered architects. In his role, Mr. Hovath establishes project budgets, manages timelines, and oversees coordination with our consultant teams. His leadership supports the successful delivery of high-quality, cost-effective design-build projects.

### SIMILAR PROJECT EXPERIENCE

#### **Downtown Ocala Parking Garage - Ocala, FL**

FINFROCK provided full design-build delivery of this two-elevated level, 400 stall parking structure with a brick façade which compliments a bygone era when Ocala became known as the Brick City.

#### **City of Cocoa Beach Garage - Cocoa Beach, FL**

FINFROCK completed the design and construction of this 242-stall parking structure with 600 square feet of office space, enclosed restrooms, and exterior showers. The parking garage serves guests of the beach and nearby shops and restaurants.

#### **Kirkman Point II Parking Deck - Orlando, FL**

FINFROCK served as the design-build contractor for this 1,236 stall parking structure. FINFROCK's design-build services included architect of record, engineer of record, precast manufacturer, parking consultant and general contracting.

#### **City of Winter Garden Parking Garage - Winter Garden, FL**

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 3 elevated level parking structure 500 stalls. The design blended with nearby architecture styles from the 1920s to the 1960s.

#### **Great Southern Box Parking Garage – Orlando, FL**

FINFROCK served as architect of record, structural engineer, design-build contractor, and parking consultant for this 305-stall, 4-elevated-level structured parking project. The structure is to serve the developer's new 212-acre mixed-use Packing District which features a 22,400-square-foot food hall.

#### **Wildwood Parking Garage – Wildwood, FL**

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 126-stall, ground-plus-two-level parking garage in downtown Wildwood, near City Hall. This project was designed to serve the public and support the developing downtown area and aimed to preserve and reflect the historic character of its surroundings.

### EXPERIENCE

Industry  
16 years

With FINFROCK  
16 years

### EDUCATION

Master of Architecture,  
University of Florida, 2014

Bachelor of Science,  
Architecture, Ohio State  
University, 2009

### PROFESSIONAL REGISTRATION

Registered Architect, Florida,  
AR98328

Registered Architect, Michigan,  
AR1301064854

Registered Architect, Indiana,  
AR11600187

National Council of Architectural  
Registration Boards Certified  
(NCARB)

**FINFROCK**

## ANGELA KRUTH, PE

CHIEF PROJECT ENGINEER



### EXPERIENCE

Industry  
12 years

With FINFROCK  
12 years

### EDUCATION

Master of Science, Civil  
Engineering  
University of Central Florida,  
2018

Bachelor of Science, Civil  
Engineering,  
University of Central Florida,  
2013

### PROFESSIONAL REGISTRATION

Professional Engineer  
Florida, 85401

### PROFILE

As Chief Project Engineer at FINFROCK, Mrs. Kruth will serve as the Engineer of Record for the Mid-Town Garage project. She oversees our team of project engineers, establishes project budgets, maintains schedules, and ensures the technical accuracy of all structural and precast concrete designs. In addition to her project leadership, Mrs. Kruth oversees research and development of new precast framing systems focused on improving efficiency, structural performance, sustainability, and construction speed.

### SIMILAR PROJECT EXPERIENCE

#### Downtown Ocala Parking Garage - Ocala, FL

FINFROCK provided full design-build delivery of this two-elevated level, 400 stall parking structure with a brick façade which compliments a bygone era when Ocala became known as the Brick City.

#### City of Cocoa Beach Garage - Cocoa Beach, FL

FINFROCK completed the design and construction of this 242-stall parking structure with 600 square feet of office space, enclosed restrooms, and exterior showers. The parking garage serves guests of the beach and nearby shops and restaurants.

#### Kirkman Point II Parking Deck - Orlando, FL

FINFROCK served as the design-build contractor for this 1,236 stall parking structure. FINFROCK's design-build services included architect of record, engineer of record, precast manufacturer, parking consultant and general contracting.

#### 4th and 5th Delray Parking Garage - Delray Beach, FL

FINFROCK served as the design-build contractor for this 326 stall parking structure. FINFROCK's design-build services included architect of record, engineer of record, precast manufacturer, parking consultant and general contracting.

#### Griffin Farm Parking Garage - Lake Mary, FL

FINFROCK served as the design-build general contractor for this 600 stall, 3 elevated level garage. FINFROCK's in-house services included; parking consulting, architect of record, engineer of record, precast/prestressed concrete manufacturing and general contracting.

#### City of Winter Garden Parking Garage - Winter Garden, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 3 elevated level parking structure 500 stalls. The design blended with nearby architecture styles from the 1920s to the 1960s.

**FINFROCK**

## DAVID GOLINOWSKI

FIELD QUALITY CONTROL MANAGER



### PROFILE

As a Field Quality Control Manager, David Golinowski leads a team of inspectors to ensure quality standards are met on all FINFROCK projects. He collaborates with Engineering, Construction, Erection, and Production to establish criteria for on-site quality, while overseeing inspections of foundations and structural connections. David manages training, certification, and resources for his team, reviews inspection reports to provide accurate project information, and allocates QC hours within project budgets. He also directs in-house inspection processes and oversees total station equipment to verify accuracy during pre-pour, post-pour, and structural plumbness inspections.

### SIMILAR PROJECT EXPERIENCE

#### Wildwood Parking Garage – Wildwood, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 126-stall, ground-plus-two-level parking garage in downtown Wildwood, near City Hall. This project was designed to serve the public and support the developing downtown area and aimed to preserve and reflect the historic character of its surroundings.

#### City of Winter Garden Parking Garage - Winter Garden, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 3 elevated level parking structure 500 stalls.

#### UF 608 XIV Parking Garage, Gainesville, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 2,037-stall, 6 elevated level parking garage on an active university campus.

#### Harrah's Pompano Beach Casino Parking Garage, Pompano, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer & installer, and design-build general contractor for this 1538 stall, 4 elevated level parking garage.

#### Confidential Parking Garage – Orlando, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for the project. This 526-stall, ground-plus-four-level parking garage was constructed for an adjacent hotel.

#### "F" Deck Parking Garage - Orlando, FL

FINFROCK served as the architect of record, structural engineer, precast concrete manufacturer and installer, and general contractor on this 8-elevated level, 888-stall parking garage, uniquely attached to a 54,669-sf office building.

### EXPERIENCE

Industry  
9 years

With FINFROCK  
9 years

### EDUCATION

Bachelor of Science, Civil  
Engineering  
University of South Carolina, 2017

### PROFESSIONAL REGISTRATION

First Aid/CPR Certified

PCI Lvl 1 & 2

ACI Concrete Field Testing  
Technician – Grade 1

UCH Management Development  
Certificate

ACI Adhesive Anchor Installer  
Certificate



## ZACH EACKLES

FIELD SAFETY MANAGER



### EXPERIENCE

Industry  
9 years

With FINFROCK  
6 years

### CERTIFICATIONS

Construction Health and Safety  
Technician  
Credential ID CHST-16702

OSHA 10, 30, 500 & 510 for  
General Industry & Construction

American Red Cross First Aid/  
CPR/AED Instructor

### PROFILE

As the Field Safety Manager, Mr. Eackles leads on-site safety efforts to ensure full compliance with all applicable regulations and FINFROCK safety standards throughout the construction process. He conducts regular field inspections, oversees daily safety practices during active site operations, and provides continuous guidance to reinforce a culture of safety. In addition, he manages incident investigations, facilitates safety training, prepares and reviews Job Hazard Analyses (JHAs), and oversees all confined space entry procedures, ensuring that safety protocols are implemented effectively across all areas of the project

### SIMILAR PROJECT EXPERIENCE

#### Wildwood Parking Garage – Wildwood, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer and installer, and general contractor for this 126-stall, ground-plus-two-level parking garage in downtown Wildwood, near City Hall. This project was designed to serve the public and support the developing downtown area and aimed to preserve and reflect the historic character of its surroundings.

#### Harrah's Pompano Beach Casino Parking Garage, Pompano, FL

FINFROCK served as the parking consultant, architect of record, engineer of record, precast concrete manufacturer & installer, and design-build general contractor for this 1538 stall, 4 elevated level parking garage.

#### Orlando Health - "G" Deck Parking Garage - Orlando, FL

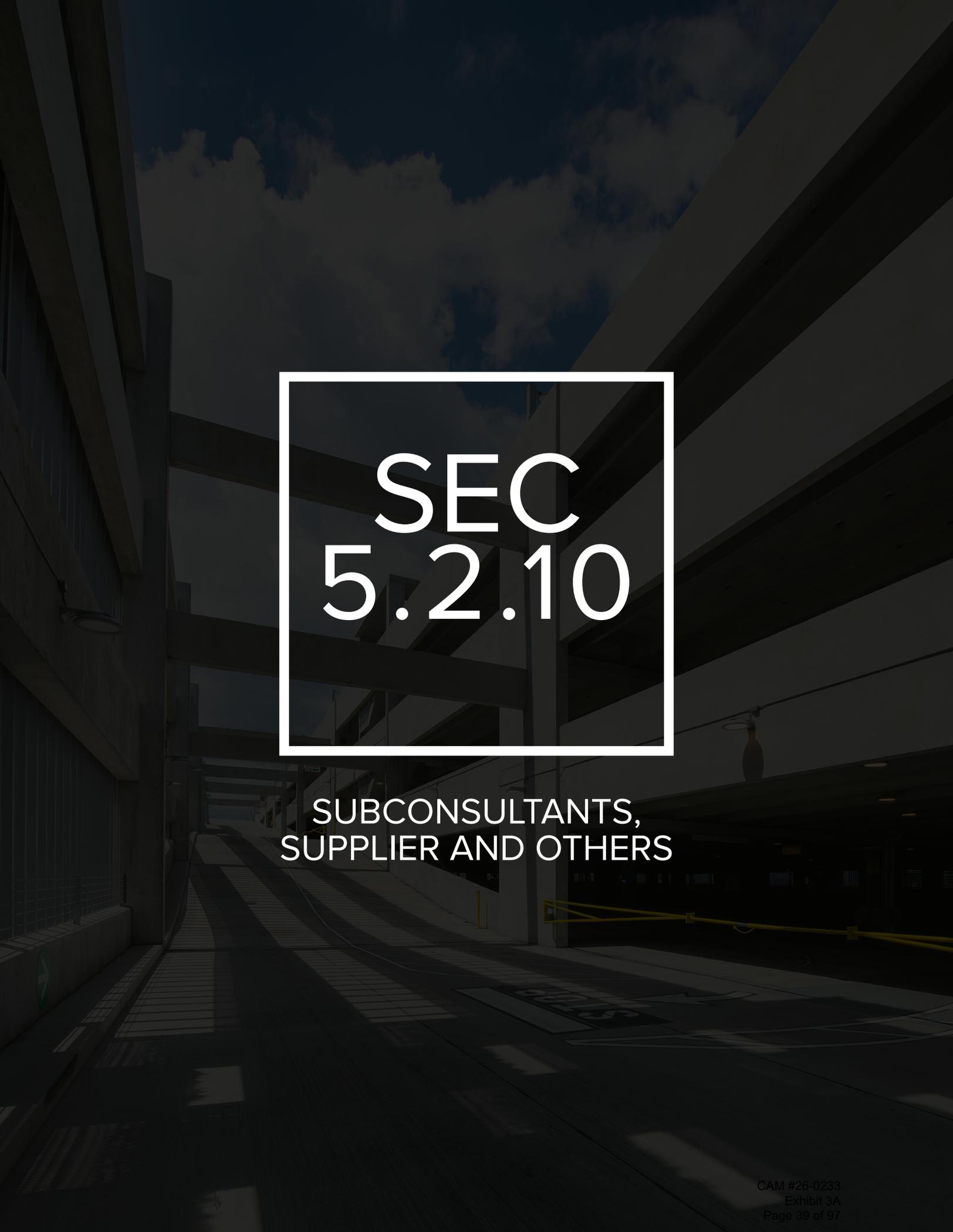
FINFROCK delivered a 6-level, 839-stall parking structure for Orlando Health's new Jewett Orthopedic Institute on a strict schedule. Serving as a key component of the campus, the garage includes future expansion capacity and a pedestrian bridge connecting to the institute. FINFROCK served as the architect of record, engineer of record, precast concrete manufacturer, and general contractor.

#### City Center Office & Parking Garage - Orlando, FL

O-Town West is a \$1 billion, 86-acre mixed-use development in Southwest Orlando by Unicorp National Developments. The project includes a new office building—future headquarters of Marriott Vacations Worldwide—and an 8-story parking garage with 2,021 stalls. For this project, FINFROCK served as the architect of record, engineer of record, precast concrete manufacturer, and general contractor.

#### Great Southern Box Parking Garage – Orlando, FL

FINFROCK served as architect of record, structural engineer, design-build contractor, and parking consultant for this 305-stall, 4-elevated-level structured parking project. The structure is to serve the developer's new 212-acre mixed-use development called The Packing District which features a 22,400-square-foot food hall.



SEC  
5.2.10

SUBCONSULTANTS,  
SUPPLIER AND OTHERS



SEC  
5.2.10

## Subconsultants, Suppliers and Others

FINFROCK is fully prepared to vastly exceed the City's requirement that the Design-Builder perform at least five percent (5%) of the total contract value with its own forces. Because our company operates as a fully integrated design-build organization, a significant portion of the work is carried out directly by our in-house teams rather than by subcontractors. This structure allows us to maintain consistent quality, tighter schedule control, and more efficient coordination across all phases of the project.

FINFROCK directly performs the following disciplines, which represent major components of the overall project effort:

- Architectural Design
- Engineering
- Preconstruction Services
- Manufacturing (Precast Production)
- Quality Control
- Construction Management
- Safety Department
- Software Development

These unified in-house capabilities strengthen our ability to oversee the work, respond quickly to project needs, and maintain alignment from design through construction. Our history delivering parking structures for public agencies and municipalities throughout Florida has reinforced the value of this approach—especially on projects with complex permitting, schedule requirements, or site coordination.

For the Federal Courthouse Parking Garage, FINFROCK's integrated project structure ensures substantial self-performance. Based on our current planning, we will self-perform, through the FINFROCK family of companies, at least forty five percent (45%) of the total project scope, fully complying with and exceeding the City's requirement.



SEC  
5.2.11

SAFETY

# Experience Modification Rate



February 3, 2025

RE: Finrock Holdings, Inc.  
2400 Apopka Blvd.  
Apopka, FL 32703

To whom it may concern,

Please accept this as verification that Finrock Holdings Inc.'s National Council of Compensation Insurance (NCCI) Experience Modification Rates for the current and 3 preceding years are as follows:

2025 - 0.93  
2024 - 0.92  
2023 - 0.95  
2022 - 0.98

Should you have any questions, please do not hesitate to give me a call.

Sincerely,

A handwritten signature in black ink that reads "Kelly Barnes".

Kelly A. Barnes, AINS, ARM, CPCU  
Senior Account Manager  
Office: (407) 691-9898

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333 S. Garland Ave, Ste 1600 | Orlando, FL 32801 | McGriff CA License # OH18131  
McGriff, a Marsh & McLennan Agency LLC company

McGriff Insurance Services, LLC.

# Summary of Work-Related Injuries and Illnesses

**Note: You can type input into this form and save it.** Because the forms in this recordkeeping package are "fillable/writable" PDF documents, you can type into the input form fields and then save your inputs using the [free Adobe PDF Reader](#).

Year 20 20



U.S. Department of Labor  
Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

All establishments covered by Part 1904 must complete this Summary page, even if no work-related injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete and accurate before completing this summary.

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the Log. If you had no cases, write "0."

Employees, former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR Part 1904.35, in OSHA's recordkeeping rule, for further details on the access provisions for these forms.

### Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0	7	32	11
(G)	(H)	(I)	(J)

### Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
43	312
(K)	(L)

### Injury and Illness Types

Total number of ... (M)	
(1) Injuries	44
(2) Skin disorders	0
(3) Respiratory conditions	0
(4) Poisonings	0
(5) Hearing loss	0
(6) All other illnesses	6

Post this Summary page from February 1 to April 30 of the year following the year covered by the form.

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instructions, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any other aspects of this data collection, contact US Department of Labor, OSHA Office of Statistical Analysis, Room N-3644, 200 Constitution Avenue, NW, Washington, DC 20210. Do not send the completed forms to this office.

### Establishment information

Your establishment name FINFROCK Design-Manufacture-Construct, LLC

Street 2400 Apopka Blvd

City Apopka State FL Zip 32757

Industry description (e.g., *Manufacture of motor truck trailers*)

Precast Concrete Manufacturing

North American Industrial Classification (NAICS), if known (e.g., 336212)

238120

**Employment information** (If you don't have these figures, see the Worksheet on the next page to estimate.)

Annual average number of employees 852

Total hours worked by all employees last year 1324003

### Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

[Signature] Title EHS MANAGER

Company executive

Phone 407-367-2409 Date 02 / 01 / 2021

Save Input

OSHA's Form 300A (Rev. 04/2004)

Summary of Work-Related Injuries and Illnesses

**Note: You can type input into this form and save it.** Because the forms in this recordkeeping package are "fillable/writable" PDF documents, you can type into the input form fields and then save your inputs using the free Adobe PDF Reader.

Year 2021



U.S. Department of Labor  
Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

All establishments covered by Part 1904 must complete this Summary page, even if no work-related injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete and accurate before completing this summary.

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the Log. If you had no cases, write "0."

Employees, former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR Part 1904.35, in OSHA's recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases			
Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0	4	0	0
(G)	(H)	(I)	(J)

Number of Days	
Total number of days away from work	Total number of days of job transfer or restriction
50	0
(K)	(L)

Injury and Illness Types	
Total number of . . . (M)	
(1) Injuries	4
(2) Skin disorders	/
(3) Respiratory conditions	/
(4) Poisonings	/
(5) Hearing loss	/
(6) All other illnesses	/

Post this Summary page from February 1 to April 30 of the year following the year covered by the form.

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instructions, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any other aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistical Analysis, Room N-3644, 200 Constitution Avenue, NW, Washington, DC 20210. Do not send the completed forms to this office.

**Establishment information**

Your establishment name North Florida Asphalt, Inc.

Street 2908 Plant St.

City Tallahassee State FL Zip 32304

Industry description (e.g., Manufacture of motor truck trailers)  
Site work / Paving

North American Industrial Classification (NAICS), if known (e.g., 336212)  
1639

**Employment information** (If you don't have these figures, see the Worksheet on the next page to estimate.)

Annual average number of employees 65

Total hours worked by all employees last year 40/WK

**Sign here**

**Knowingly falsifying this document may result in a fine.**

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Ann Kameli Title VP

Company executive

Phone 82575-7237 Date 12/31/21

**Reset**

# OSHA's Form 300A (Rev. 01/2004)

## Summary of Work-Related Injuries and Illnesses

Year 2022

U.S. Department of Labor  
Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

### Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
<u>0</u> (G)	<u>1</u> (H)	<u>0</u> (I)	<u>0</u> (J)

### Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
<u>29</u> (K)	<u>0</u> (L)

### Injury and Illness Types

Total number of... (M)	(1) Injury	(2) Skin Disorder	(3) Respiratory Condition	(4) Poisoning	(5) Hearing Loss	(6) All Other Illnesses
	<u>✓</u>					

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.

### Establishment information

Your establishment name North Florida Asphalt, Inc  
 Street 2902 Plant St -  
 City Tallahassee State FL Zip 32304  
 Industry description (e.g., Manufacture of motor truck trailers)  
Site work / paving  
 Standard Industrial Classification (SIC), if known (e.g., SIC 3715)  
1629  
 OR North American Industrial Classification (NAICS), if known (e.g., 336212)

### Employment information

Annual average number of employees 65  
 Total hours worked by all employees last year 72007

### Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

[Signature]  
 Company executive  
890575-7228  
 Phone

VP  
 Title  
12/31/22  
 Date

# Summary of Work-Related Injuries and Illnesses

Year 2023



U.S. Department of Labor  
Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

All establishments covered by Part 1904 must complete this Summary page, even if no work-related injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete and accurate before completing this summary.

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the Log. If you had no cases, write "0."

Employees, former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR Part 1904.35, in OSHA's recordkeeping rule, for further details on the access provisions for these forms.

### Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
<u>0</u>	<u>6</u>	<u>0</u>	<u>6</u>
(G)	(H)	(I)	(J)

### Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
<u>0</u>	<u>0</u>
(K)	(L)

### Injury and Illness Types

Total number of . . . (M)	
(1) Injuries	_____
(2) Skin disorders	_____
(3) Respiratory conditions	_____
(4) Poisonings	_____
(5) Hearing loss	_____
(6) All other illnesses	_____

Post this Summary page from February 1 to April 30 of the year following the year covered by the form.

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instructions, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any other aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistical Analysis, Room N-3644, 200 Constitution Avenue, NW, Washington, DC 20210. Do not send the completed forms to this office.

### Establishment information

Your establishment name 1956  
 Street 2908 Plant St.  
 City Tallahassee State FL ZIP 32304

Industry description (e.g., Manufacture of motor truck trailers)  
Site work Penix  
 Standard Industrial Classification (SIC), if known (e.g., 3715)  
1629

OR  
 North American Industrial Classification (NAICS), if known (e.g., 336212)  
 \_\_\_\_\_

### Employment information (If you don't have these figures, see the Worksheet on the back of this page to estimate.)

Annual average number of employees 65  
 Total hours worked by all employees last year 72000+

### Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

[Signature] VP  
 Company executive Title  
(850) 575-7228 12/31/23  
 Phone Date

OSHA's Form 300A (Rev. 04/2004)

Summary of Work-Related Injuries and Illnesses

**Note: You can type input into this form and save it.** Because the forms in this recordkeeping package are "fillable/writable" PDF documents, you can type into the input form fields and then save your inputs using the free Adobe PDF Reader.

Year 20 24



U.S. Department of Labor  
Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

All establishments covered by Part 1904 must complete this Summary page, even if no work-related injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete and accurate before completing this summary.

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the Log. If you had no cases, write "0."

Employees, former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR Part 1904.35, in OSHA's recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases			
Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
<u>0</u>	<u>5</u>	<u>9</u>	<u>5</u>
(G)	(H)	(I)	(J)

Number of Days	
Total number of days away from work	Total number of days of job transfer or restriction
<u>11</u>	<u>231</u>
(K)	(L)

Injury and Illness Types			
Total number of ... (M)			
(1) Injuries	<u>19</u>	(4) Poisonings	<u>0</u>
(2) Skin disorders	<u>0</u>	(5) Hearing loss	<u>0</u>
(3) Respiratory conditions	<u>0</u>	(6) All other illnesses	<u>0</u>

Post this Summary page from February 1 to April 30 of the year following the year covered by the form.

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instructions, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any other aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistical Analysis, Room N-3644, 200 Constitution Avenue, NW, Washington, DC 20210. Do not send the completed forms to this office.

**Establishment information**

Your establishment name Finrock DMC

Street 2400 Apopka Blvd

City Apopka State FL Zip 32703

Industry description (e.g., *Manufacture of motor truck trailers*)  
Precast Concrete Manufacturing and Construction

North American Industrial Classification (NAICS), if known (e.g., 336212)  
236200

**Employment information** (If you don't have these figures, see the Worksheet on the next page to estimate.)

Annual average number of employees 670

Total hours worked by all employees last year 1,440,481.00

**Sign here**

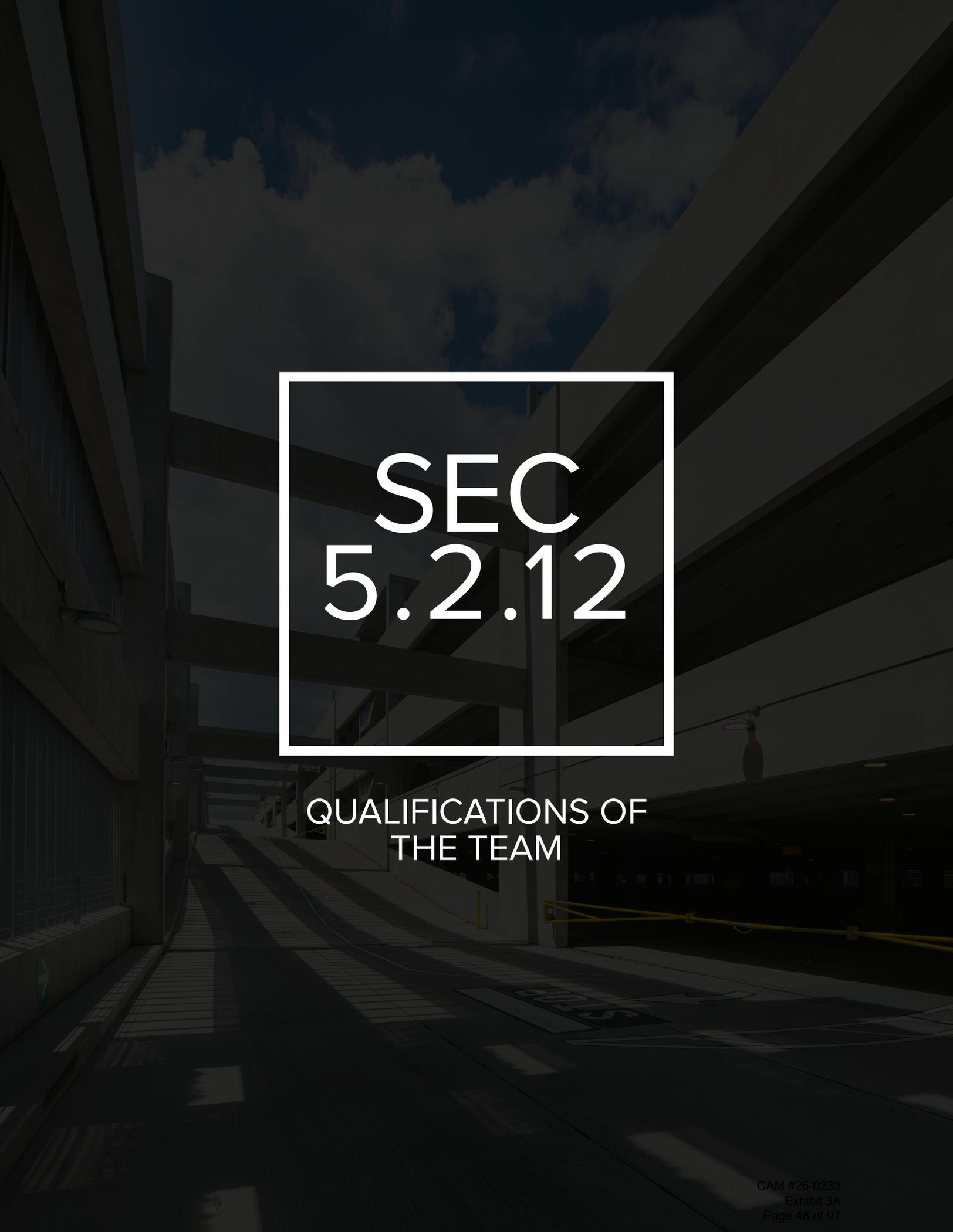
**Knowingly falsifying this document may result in a fine.**

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

[Signature] Title HR DIRECTOR

Company executive Phone 407-293-4000 Date 3/7/25

**Reset**



SEC  
5.2.12

QUALIFICATIONS OF  
THE TEAM

## Qualifications of the Team

The Key Personnel who are FINFROCK employees have their resumes provided in Section 5.2.9, as requested by the City. In addition, because KEITH Engineering will serve as our civil engineering subcontractor for this project, the resumes for the KEITH team members have been included here in this section to demonstrate their experience and qualifications relevant to this work. Together, these sections provide the full set of résumés for all proposed project personnel, both FINFROCK and KEITH.

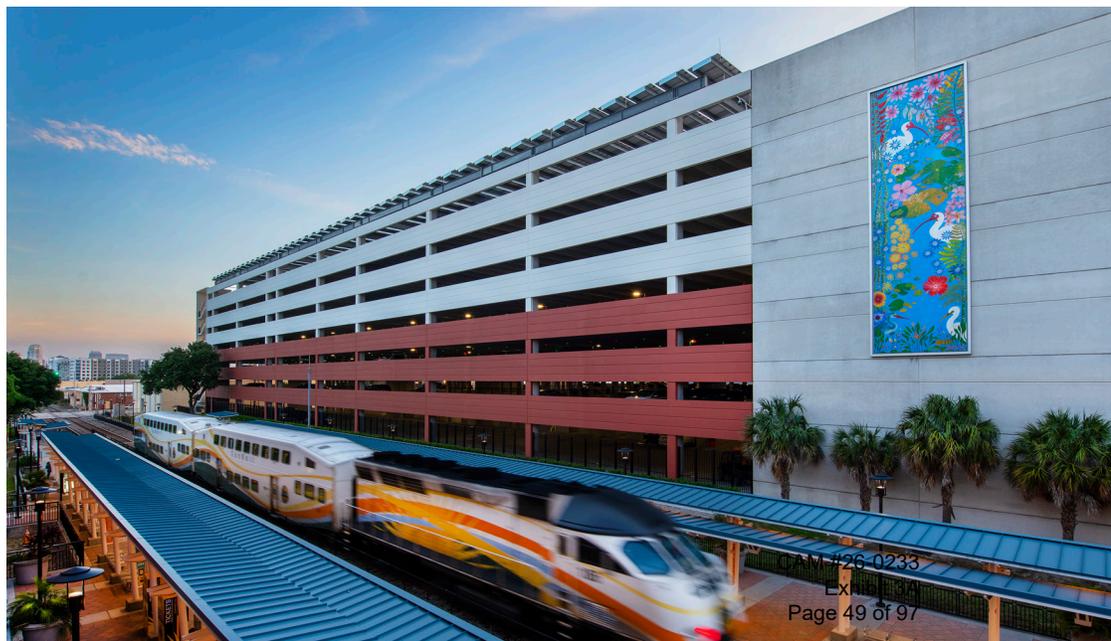
Because of FINFROCK's vertical integration, all Key Personnel roles, including Project Manager, Design Manager, General Superintendent, Project Quality Control Manager, Scheduler/Project Controls Specialist, and Project Health and Safety Manager, are fulfilled by FINFROCK employees. Each individual will serve exclusively in a single designated role, fully aligning with the City's requirements and ensuring consistency, accountability, and direct oversight throughout the project.

To complement our in-house capabilities, FINFROCK has partnered with KEITH Engineering to provide Civil Engineering services. KEITH is a highly experienced, majority woman-owned, transdisciplinary firm based in Florida with more than 60 years of industry experience. Their team of over 200 professionals delivers projects both locally and internationally, with a strong focus on functional, sustainable, and community-enhancing design solutions.

KEITH brings extensive experience working directly with the City of Fort Lauderdale, serving for multiple decades as both a prime consultant and a subconsultant. They currently maintain an active continuing services contract with the City. Representative local projects include:

- Fort Lauderdale Police Headquarters
- DC Alexander Park
- International Swimming Hall of Fame
- Fort Lauderdale Aquatic Center
- Fort Lauderdale Cemetery Master Plan
- Las Olas Boulevard Corridor Study

This long-standing local experience gives KEITH a deep understanding of the City's regulatory environment, permitting requirements, and operational expectations, making them an effective and well-aligned partner for the successful delivery of this project.



# Qualifications of the Team - Subconsultants



**PAUL WEINBERG, PLA, ASLA**  
Chief Operating Officer



## PROFILE

Paul Weinberg is a multi-talented designer and team leader who has been based in South Florida since 2000. During this time, Paul has worked with a variety of significant public and private sector projects including urban parks, hotels, campuses, plazas, mixed-use development, entertainment districts, streetscapes, waterfront and residential projects that provide meaning and purpose to the community. He has a unique understanding of how to create immersive, authentic and memorable spaces that create place identity to bring vitality to each district. Paul is committed to a team-based approach that delivers creative, thought-provoking solutions tailored to the distinct character of each project. This collaboration starts with the multi-disciplinary approach at KEITH and builds to include other partners, consultants, and co-collaborators.

## EDUCATION

2000  
BS, Landscape Architecture,  
Michigan State University

## YEARS OF EXPERIENCE

Industry: 25  
KEITH: 8

## PROFESSIONAL REGISTRATIONS

Professional Landscape Architect,  
LA6666804, FL, 2005

ASLA

Council of Landscape Architecture  
Registration Boards (CLARB)  
Certified

## PROFESSIONAL AFFILIATIONS

Riverwalk Trust, Member

American Society of Landscape  
Architects (ASLA), Member

MSU Landscape Architecture  
Advisory Board, Member

Urban Land Institute (ULI), Member

American Resort Development  
Association (ARDA), Member

## RELEVANT PROJECT EXPERIENCE

**Pompano Beach Pier Parking Garage, Pompano Beach, FL:** Principal. The parking garage includes five stories, 662 parking spaces, speed ramp to facilitate access to higher levels of the garage and some retail space on the ground level. As part of the design-build team, KEITH was responsible for planning, survey, utility coordination/investigation, civil engineering, landscape design, permitting, and construction inspection of the project. Our professional services included extensive community and municipal outreach, complete topographic and boundary surveying, utility investigation of all public and private utilities within and adjacent to the project limits, complete civil design to adequately provide water/fire/sanitary sewer service and stormwater management design/grading of the site to ensure compliance with recently changed federal/state and local criteria, full landscape and irrigation design, permitting through all jurisdictional agencies and construction inspection and certification services.

**Live! Pompano Development, Pompano Beach, FL:** Principal. KEITH, as prime consultant, assisted the Client in the development of a KEITH Facility project that includes the redevelopment of a 225-acre site in Pompano Beach, Florida, which is home to Isle Casino and a harness racing track. KEITH assisted the Client with the navigation of City, County, and State agencies to unlock the sites development potential. Utilizing its full trans-disciplinary effort, KEITH provided geospatial, planning, civil engineering, traffic/transportation engineering, and landscape architecture, spearheading the entitlement and development process creating a distinct zoning district allowing a new Live! branded entertainment district coupled with the existing casino at the core. Upon completion, this project will have created a destination that will place Pompano Beach and South Florida on the map for residents and visitors.

**Police Headquarters and Parking Garage, Fort Lauderdale, FL:** Project Manager. KEITH, as subconsultant, assisted the Client in the development of a KEITH Facility project including the demolition of existing buildings and the design and construction of a new Police Headquarters and parking garage. KEITH provided full services to the Client including civil and traffic engineering, survey/SUE, utility coordination, planning, landscape architecture, and construction program management. The project leaves the City of Fort Lauderdale with a state-of-the-art public safety headquarters.

**911 East Atlantic Tower and Garage, Pompano Beach, FL:** Principal. KEITH was retained to provide civil engineering, landscape architecture, and geospatial engineering services for his 1.3 acre site comprised of 78 apartments and townhouses, retail, and parking garage, as well as an amenity and pool deck. This KEITH Life project will build upon the new vision for downtown Pompano Beach to be a more vibrant, pedestrian-friendly mixed-use corridor.

# Qualifications of the Team - Subconsultants



**TOM GREEN, PE**  
Director of Municipal Services



**PROFILE**

Thomas Green, PE, brings 21 years of experience as a civil engineer, senior project manager, and capital improvement program manager. Tom has performed for both public and private clients as an esteemed colleague and as a valued consultant and advisor. As Project Manager, Lead Engineer, and team leader, Tom has successfully managed multi-million dollar projects throughout South Florida and the Caribbean. In addition to his skills gleaned from years of navigating municipal board rooms, he has a highly diversified depth of experience with the on-the-ground details of complex development projects keeping them on scope, schedule, and under budget. Tom is proficient in state-of-the-art technologies such as AutoCAD, Land Desktop, ICPR, Microsoft Project, and ProLog construction management software.

**RELEVANT PROJECT EXPERIENCE**

**EDUCATION**

2003  
BS, Civil Engineering, University of Florida

**YEARS OF EXPERIENCE**

Industry: 23  
KEITH: 3

**PROFESSIONAL REGISTRATIONS**

Professional Engineer, 67558, FL, 2008

**Broward Health North Garage, Deerfield Beach, FL:** Client Services Director. KEITH, under a continuing services agreement, assisted the Client with a KEITH Campus project including due diligence services for development and expansion of the Broward Health North Campus in Deerfield Beach, FL. The scope included review and analysis of land use, planning and design criteria, stormwater permitting feasibility, existing conditions analysis, utility providers and service availability, land development costs, platting and zoning considerations, and transportation access issues. KEITH provided civil engineering and planning services to the Client.

**Las Olas Boulevard Corridor Parking, Fort Lauderdale, FL:** Community Redevelopment Agency Senior Project Manager. This project transformed the City's gateway to the beach by consolidating surface parking lots into an iconic parking garage, transforming those lots into unique active and passive parks and installing roadway, landscaping, and utility improvements. Tom assisted in the solicitation, bidding, contracting, and procurement of professional design consultants and construction managers. He directed and assisted in the design and specification of the project and coordinated the design with internal and external project stakeholders and assisted with construction management, functioning as the Owner's Representative. \$52,000,000.00 construction manager at-risk and \$5,000,000.00 design contract.

**Mount Sinai Baywalk Parking Garage, Miami Beach, FL:** Client Services Director. KEITH was selected for the development of a new public Baywalk, multi-use path, and parking garage along the northern and western boundaries of the Mount Sinai property. As part of Phase 1, KEITH is providing feasibility analysis and conceptual design services for approximately 3,500-LF of pedestrian-friendly waterfront pathway within an existing 15-foot easement. The Baywalk is envisioned as a scenic route, open from sunrise to sunset, offering unobstructed views of the bay, preserving existing trees, and incorporating crosswalk connections and rest areas. KEITH's multidisciplinary team is providing survey, subsurface utility exploration (SUE), civil engineering, and landscape architecture services.

**International Swimming Hall Of Fame (ISHOF) Fort Lauderdale, FL:** Client Services Director. The KEITH Team, as subconsultant, assisted the Client in developing a KEITH Play project including the demolition of the existing Swimming Hall of Fame building and construction of a new, 6-story building to include a museum, office space, a restaurant, and a 5-story east building to include retail, parking, additional office space, and a second restaurant. KEITH provided services to the Client including civil and traffic engineering, planning, survey/SUE, landscape architecture, and construction program management. The completed development has provided a landmark destination for visiting sport enthusiasts and the community.

# Qualifications of the Team - Subconsultants



**STEVE WILLIAMS, PE**  
Vice President of Civil Engineering



## PROFILE

Stephen Williams has been involved in engineering design and engineering surveying in South Florida since 1970. Including numerous water management, municipal, airport, parks, roadway and land development (subdivisions and commercial) projects in South Florida. Including Aviation projects at Palm Beach International Airport, North Palm Beach County GA Airport, Miami International Airport, Fort Lauderdale Hollywood International Airport, North Perry Airport, Fort Lauderdale Executive Airport, Marathon International Airport and Key West International Airport. Projects have included Airport drainage masterplans, and remedial drainage construction plans, NPDES Industrial SWPPP applications, runway keel section design, new air carrier aprons and taxiways, EIS for runway extensions, obstruction mapping, Airport Layout Plans, and Airport site selection studies.

## EDUCATION

1977  
BS, Civil Engineering, University of Florida

## YEARS OF EXPERIENCE

Industry: 48  
KEITH: 12

## PROFESSIONAL REGISTRATIONS

Professional Engineer, 32090, FL, 1982

## PROFESSIONAL AFFILIATIONS

American Society of Civil Engineering (ASCE), Member  
  
Florida Engineering Society (FES), Member  
  
National Society of Professional Engineers (NSPE), Member

## RELEVANT PROJECT EXPERIENCE

**Pier Parking Garage, Pompano Beach, FL:** Principal. The parking garage includes five stories, 662 parking spaces, speed ramp to facilitate access to higher levels of the garage and some retail space on the ground level. As part of the design-build team, KEITH was responsible for planning, survey, utility coordination/investigation, civil engineering, landscape design, permitting, and construction inspection of the project.

**Isle Casino and Parking Garage, Pompano Beach, FL:** Principal. KEITH, as prime consultant, assisted the Client in the development of a KEITH Facility project that includes the redevelopment of a 225-acre site in Pompano Beach, Florida, which is home to Isle Casino and a harness racing track. KEITH assisted the Client with the navigation of City, County, and State agencies to unlock the sites potential. Utilizing its full trans-disciplinary effort, KEITH provided geospatial, planning, civil engineering, traffic/transportation engineering, and landscape architecture.

**Fire Station No. 52 and Garage, Pompano Beach, FL:** Principal. KEITH, under our continuing services agreement with the City for GO Bond Improvement Projects, assisted the Client, as subconsultant, in developing a KEITH Facility project that includes the design build of Fire Station No. 52 a two-story multi-bay facility. KEITH provided full services to the Client including civil engineering, planning, survey/SUE, landscape architecture, and construction program management.

**Fire and Emergency Operations Center, Pompano Beach, FL:** Principal. KEITH assisted the Client, as subconsultant, in developing a KEITH Facility project that includes a new fire, rescue, and logistics complex to include administrative and emergency operations center, and a fire and EMS distribution center with storage for emergency apparatus. KEITH provided services to the Client including civil engineering, LEED consulting, survey, landscape architecture, and construction management. The project created a state-of-the-art facility in the Downtown Pompano Transit Oriented Corridor (DPTOC).

**Lauderdale Marine Center Parking, Fort Lauderdale, FL:** Principal. The Lauderdale Marine Center (LMC) has trusted KEITH to provide professional services associated with proposed parking improvements located at the southwest corner of LMC. The goal of this project is to create efficiency to the parking lot and reduce flooding, creating plans to develop grading and drainage systems, water and sewer utilities, conceptual paving, irrigation, and landscape construction. KEITH is serving as the consultant managing a multi-disciplinary team, providing planning, surveying, civil engineering, landscape architecture services. In-house services include planning, landscape architecture, civil engineering, surveying and traffic engineering services.



SEC  
5.2.13

PROJECT MANAGERS  
EXPERIENCE

## Project Managers Experience

FINFROCK proposes a highly experienced, fully integrated management team consisting of Zachary Horvath, NCARB (Architecture Manager), Angela Kruth, PE (Engineering Manager), and Kathryn Maluda (Construction Project Manager). Each of these individuals has completed more than three similar structured parking projects, as evidenced in their resumes provided in Section 5.2.12, and each far exceeds the minimum requirement of five years' discipline-specific experience. Together, they bring decades of collective expertise delivering municipal and public-agency parking structures through FINFROCK's integrated design-build model.



Zachary Horvath, NCARB, FINFROCK's Director of Architecture, will provide leadership for all architectural components of the project. With 16 years of experience—all with FINFROCK—he guides architectural direction, coordinates multidisciplinary design efforts, and ensures quality and technical consistency. Zachary will lead FINFROCK's architectural team, which includes architects, designers, and project leads responsible for day-to-day design development and coordination. His experience includes key roles on the Downtown Ocala Parking Garage, City of Cocoa Beach Garage, Kirkman Point II Parking Deck, City of Winter Garden Parking Garage, Great Southern Box Parking Garage, and Wildwood Parking Garage. He is licensed in Florida, Michigan, and Indiana and maintains active NCARB certification.

Angela Kruth, PE, FINFROCK's Chief Project Engineer, will guide all structural engineering and precast design efforts. With 12 years at FINFROCK, she provides engineering oversight, establishes technical direction, and ensures structural quality and coordination. Angela will lead FINFROCK's structural engineering team—including project engineers, precast designers, and engineering specialists—supporting the development and review of all structural work. Her portfolio includes the Downtown Ocala Parking Garage, City of Cocoa Beach Garage, Kirkman Point II Parking Deck, 4th & 5th Delray Parking Garage, Griffin Farm Garage, and the City of Winter Garden Parking Garage. She is a licensed Professional Engineer in Florida (License No. 85401).



Kathryn Maluda, Senior Project Manager, will lead construction-phase coordination from mobilization through project closeout. With 19 years at FINFROCK, she directs field operations, oversees schedule performance, and manages project execution. Kathryn will lead FINFROCK's construction team, including the construction project manager, superintendent, and field personnel responsible for daily construction activities and subcontractor coordination. Her experience includes the Port Canaveral Cruise Terminal 3 Garage, Osceola Regional Medical Center Parking Facility, Wildwood Parking Garage, Downtown Ocala Parking Garage, City of Cocoa Beach Garage, and City of Winter Garden Parking Garage. Kathryn holds a Florida General Contractor License (CGC1524306).

All three proposed Project Managers have been with FINFROCK for their entire professional careers, reflecting long-term stability, extensive collaboration, and deep familiarity with FINFROCK's integrated design-build delivery. Each individual is committed to the project's duration, and FINFROCK acknowledges that any replacement will require prior written approval from the City.



SEC  
5.2.14  
A

EXAMPLE PROJECTS



SEC  
5.2.14

## Example Project's

FINFROCK is a fully integrated design-build firm specializing exclusively in the delivery of structured parking. On all example projects provided, our team served as the Architect of Record, Engineer of Record, General Contractor, precast manufacturer, and parking consultant. This unified responsibility is central to our delivery model and ensures that every discipline—design, engineering, fabrication, and construction—is aligned from the start of the project through completion.

Because FINFROCK only delivers projects through design-build, our team operates under a repeatable and proven process that has been refined through decades of structured parking experience. Unlike firms that assemble new teams for every project, FINFROCK's parking garages are delivered by the same dedicated in-house professionals—architects, engineers, construction managers, and precast specialists—who work together continuously year after year. This structure provides a high degree of consistency, predictability, and efficiency across all our projects.

Our team members have worked together on numerous similar municipal, public agency, and higher education parking structures within the past five years, handling the full scope of design, permitting, fabrication, and construction. With specialists solely dedicated to parking garage delivery, we bring a cohesive, experienced group that understands the technical requirements, sequencing, and quality expectations unique to these facilities. This long-standing collaboration among disciplines is a key factor in our ability to meet schedules, control budgets, and deliver reliable results for every client.



## **FINROCK** PROJECT PROFILE

### **OWNER**

City of Winter Garden

### **CONTACT**

Name: Amy Martello  
Title: EA City Manager  
Phone: (407)-656-4111  
Email: amartello@cwgd.com

### **BUDGET**

Initial: \$8,105,953  
Final: \$8,105,953

### **SCHEDULE**

Design Start: 7/31/2015  
Project Completion: 9/16/2016

### **CAPACITY**

527 Stalls  
2 Elevated Levels

### **STATUS**

Complete

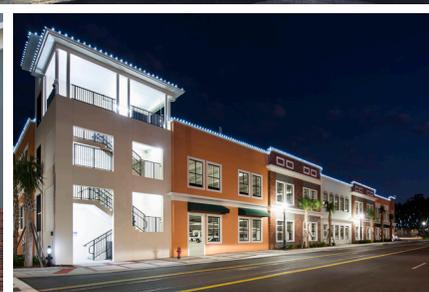
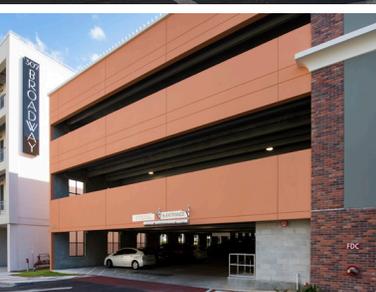
**EXPERIENCE**  
**A NEW WAY TO BUILD.**

## **CITY OF WINTER GARDEN** **PARKING GARAGE - 160 S. BOYD ST. WINTER GARDEN, FL 34787**

The City of Winter Garden sought a design-build firm who could deliver a parking structure that would meet the charm and character of Winter Garden’s downtown area. FINROCK proposed a three elevated-level parking structure with a capacity of 523 parking spaces that blends with the nearby architectural styles from the 1920s to the 1950s and 60s.

The garage’s brick design with varying depths creates a visually interesting and eclectic balance of color, texture, and dimension. The building’s façade aesthetically complements the existing downtown structures.

As the design-build general contractor, Architect and Engineer of Record, parking consultant, and precast manufacturer, FINROCK managed the project from concept through completion, providing a single point of responsibility for both design and construction. By integrating these roles and self-performing precast production, FINROCK streamlined communication, maintained quality, accelerated the schedule, and delivered a durable structure that provides long-term value to Winter Garden’s vibrant downtown.



## FINFROCK PROJECT PROFILE

### OWNER

City of Ocala

### CONTACT

Name: Sean Lanier  
Title: City Engineer  
Phone: (352)-351-6733  
Email: slanier@ocalafl.org

### BUDGET

Initial: \$5,386,078  
Final: \$5,386,078

### SCHEDULE

Design Start: 10/7/2015  
Project Completion: 9/8/2016

### CAPACITY

405 Stalls  
2 Elevated Levels

### STATUS

Complete

### EXPERIENCE

A NEW WAY TO BUILD.

## DOWNTOWN OCALA

### PARKING GARAGE - 296 SE BROADWAY ST, OCALA, FL 34471

Ocala's identity as the "Brick City" traces back to the 1883 fire that destroyed much of its wooden downtown and led to a ban on wood construction. With this legacy in mind, the City turned to FINFROCK to design and build a parking solution that would respect its heritage while addressing modern needs.

FINFROCK delivered a two-elevated-level, 400-stall structure with a brick façade that echoes the city's historic architecture. The use of window openings within the wall panels creates the look of small storefronts, allowing the garage to blend naturally with downtown's traditional streetscape.

Taking on the roles of design-build general contractor, Architect of Record, Engineer of Record, parking consultant, and precast manufacturer, FINFROCK provided a seamless delivery process. By producing the precast components in-house, the team ensured long-term durability while maintaining tight control over schedule and quality. The result is a parking structure that enhances convenience for the community while preserving Ocala's historic character.



## **FINFROCK** PROJECT PROFILE

### **OWNER**

City of Wildwood

### **CONTACT**

Name: Jason F. McHugh  
Title: City Manager  
Phone: (352)-330-1330 x125  
Email: jmchugh@wildwood-fl.gov

### **BUDGET**

Initial: \$6,315,602  
Final: \$6,315,602

### **SCHEDULE**

Design Start: 8/25/2023  
Project Completion: 10/08/2024

### **CAPACITY**

126 Stalls  
3 Elevated Levels

### **STATUS**

Complete

### **EXPERIENCE**

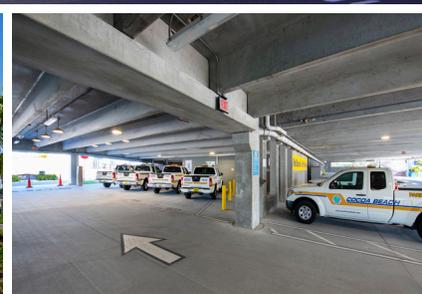
**A NEW WAY TO BUILD.**

## **WILDWOOD** PARKING GARAGE - 195 N MAIN ST, WILDWOOD, FL 34785

Completed in 2024, the Wildwood Parking Garage was developed to meet the growing parking demands surrounding Downtown Wildwood's main street. Designed and constructed by FINFROCK, this multi-level structure offers 126 parking spaces, significantly reducing congestion and providing convenient access for residents and visitors alike.

The garage features a modern design with architectural elements that blend seamlessly with the surrounding environment, enhancing the area's aesthetic appeal. To improve functionality and user experience, the garage includes clear signage, wide drive aisles, and strategically placed access points, allowing for smooth traffic flow and easy navigation.

As Architect, Engineer of Record, general contractor, and precast concrete manufacturer, FINFROCK delivered the project through our vertically integrated design-build approach, ensuring complete coordination and efficiency from concept to completion. Our precast concrete system accelerated delivery, reduced costs, and minimized on-site disruption.



## **FINROCK** PROJECT PROFILE

### **OWNER**

City of Cocoa Beach

### **CONTACT**

Name: Wayne Carragino  
Title: City Manager  
Phone: (321)-604-0601  
Email: wcarragino@aol.com

### **BUDGET**

Initial: \$5,185,000  
Final: \$5,185,000

### **SCHEDULE**

Design Start: 4/9/18  
Project Completion: 4/17/19

### **CAPACITY**

242 Stalls  
2 Elevated Levels

### **STATUS**

Complete

### **EXPERIENCE**

**A NEW WAY TO BUILD.**

## **COCOA BEACH**

### **PARKING GARAGE - 25 S ORLANDO AVE, COCOA BEACH, FL 32931**

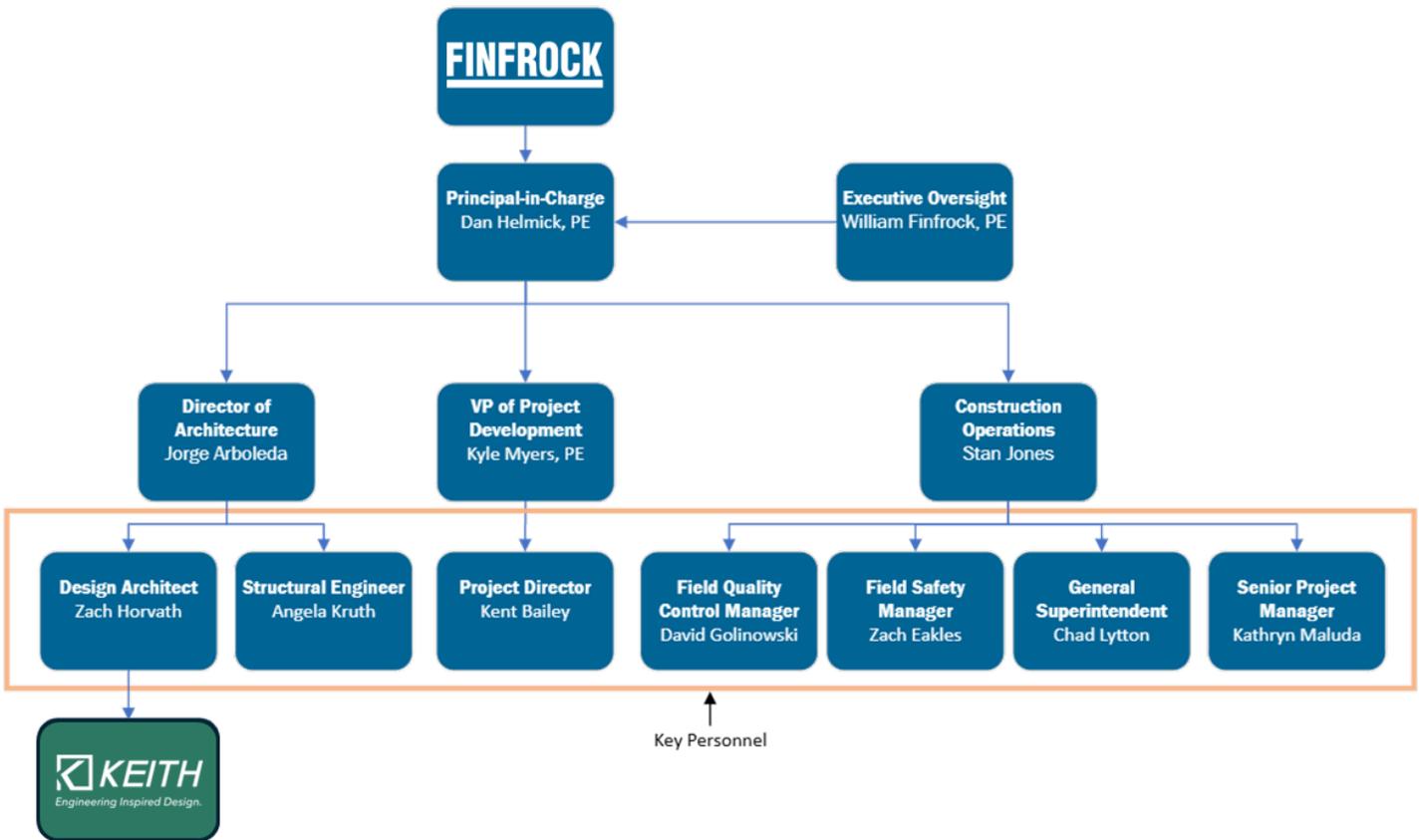
FINROCK was awarded the design and construction of this parking structure after responding to an RFQ solicited by the City. The parking structure is within walking distance from the beach and serves beachgoers and guests of the nearby restaurants. The garage is equipped with fully enclosed restrooms and two exterior showers for the beach guests. The garage's interior contains a 600 square foot office housing beach security and maintenance staff.

Working with the City of Cocoa Beach, FINROCK was able to value engineer significant savings from the original design and budget while maintaining the already approved architectural concept. The garage's design compliments the tropical landscape and features three backlit surfboards, a unique sculpture of a surfer, and the City's seal affixed into the concrete structure.

FINROCK delivered complete design-build services by functioning as the Architect and Engineer of Record, general contractor, and precast concrete manufacturer on this 242-stall parking garage.

# Organization Chart

The following team members will serve as FINFROCK’s key personnel throughout the various phases of the project. The principal office responsible for overseeing the project is located at 2400 Apopka Boulevard, Apopka, FL 32703.



As noted previously in Section 5.29, FINFROCK is a fully integrated design-build firm, and on all example projects provided our team served as the Architect of Record, Engineer of Record, General Contractor, precast manufacturer, and parking consultant. Because we exclusively deliver projects through design-build, our parking garages are produced through a repeatable, proven process managed by the same dedicated in-house professionals—architects, engineers, construction managers, and precast specialists—who work together continuously across projects. This long-standing collaboration ensures that the team members proposed for this project have already worked together extensively within the past five years on similar parking structures involving design, permitting, fabrication, and construction. Our structure provides consistent coordination, reliable quality, and predictable performance, supported by team members solely dedicated to the successful delivery of parking garages.



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PROJECT  
METHODOLOGY AND  
APPROACH



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## Project Methodology and Approach

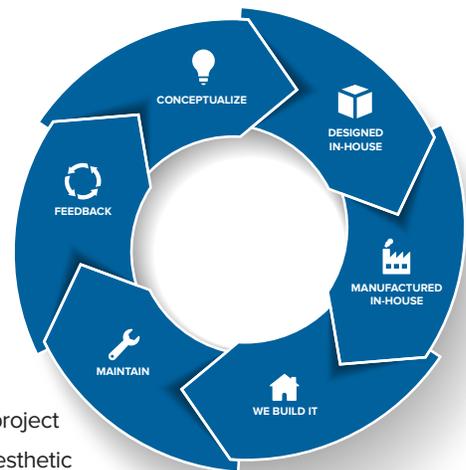
FINFROCK approaches every project holistically – from an economic and a functional point of view. Understanding that every project has a defined budget and a desired functional outcome, we address both concerns simultaneously – rather than designing in a vacuum with little understanding of the cost implications or cutting costs on the construction side to the detriment of the project outcome.

FINFROCK has in-house professionals for each phase of the Federal Courthouse Parking Garage project:

- Schematic Documents
- Design Development
- 30% Construction Plans and Specifications
- 60% Construction Plans and Specifications
- Permit Construction Plans and Specifications / Submission
- Construction
- Project Closeout

As a true Design-Build firm, we are a vertically integrated company with architects, engineers, precast designers, cost estimators, quality control personnel, and construction professionals who only work on garages, working together under one roof. This allows ongoing collaboration before, during, and after each project – also known as a continuous feedback loop.

Adhering to this approach, we apply the best design and construction principles possible to meet your specific functional and economic requirements. We do this by incorporating valuable input from past projects, including client satisfaction input as well as prior construction successes and failures. In essence, every item specified as part of your project has undergone rigorous budgetary, constructability, maintenance, and aesthetic considerations prior to being tested. With this foundation of knowledge, we bring the right expertise to your project, saving you time and money.





## SUMMARY OF WORK AND PROPOSAL VARIANCES

FINFROCK is pleased to provide a proposal for design-build services of the Fort Lauderdale Federal Courthouse Parking Garage. This Summary of Work describes the program, design, construction, variances, and exclusions of the proposal. This proposal has been priced in today's dollars and is based on one continuous construction activity with no phasing of activities. A start date will need to be mutually agreed upon between the parties.

The Owner's Program includes a five-level garage, complete with site work and FINFROCK will provide the following:

1. Professional services including Architecture, Structural Engineering, Civil Engineering and General Contracting of the garage.
2. Complete garage with approximately 285 stalls
3. FINFROCK will complete the site work.

## STRUCTURE

1. Ground plus four elevated decks of parking.
2. Two stairs and two elevators serve this structure.
3. Exterior elevations consist of spandrels and shear walls.
4. Floor system is comprised of precast concrete double tees.
5. Foundations are spread footings bearing on vibro replacement with a bearing capacity of 8,000 psf., which will be confirmed by a geotechnical engineer provided that there are no variances in the final borings from those included in the DCP.
6. Foundations may be located within 5 ft. of the property lines. No costs are included for sheet piling or chemical grouting. It is assumed that an agreement will be made with the adjacent landowners to allow excavation to lay back beyond the lease line.

## CODE RESEARCH

Building codes are not project specific and must be interpreted by each city, county or other jurisdiction in which the project resides. The jurisdiction does not interpret code until permit documents are submitted. Our preliminary code review indicates the following:

1. The Authority Having Jurisdiction (AHJ) is City of Ft. Lauderdale, Fl.
2. The garage is “open”, has a floor area of 23,080 and is a single use garage. The garage, therefore, can utilize FBC Article 406.5.4 for construction type determinations as follows:
  - a. Construction Type II-A allows 50,000 sq.ft. per tier and 10 tiers
3. The structure requires an automatic sprinkler system due to fire truck access and future EV charging.
4. The structure is over three stories if sprinkled and therefore, requires standpipes in accordance with NFPA 13.2.2.2.
5. NFPA 101 Section 42.8.3.4.1.2 states: “Open parking structures shall not be required to have a fire alarm system.”
6. According to IBC 1009.2.1, buildings which are five or more stories (five or more tiers for garages) must provide one elevator with emergency power for emergency response personnel use unless sprinkled with a horizontal exit to another building.
7. Per Exception 5 of FBC 715.1, fire resistant joints shall not be required in floors and ramps of open or enclosed parking garages.
8. FBC 1019.3, allows open stairs in open parking garages.
9. Enclosed or open parking garage elevators that serve only parking garages are non-rated.

In the event the Authority Having Jurisdiction requires something other than what is anticipated here, the Owner will incur additional costs.

## **PROJECT DESCRIPTION**

### **PROJECT SOFT COSTS**

#### **BY Owner**

1. Impact fees.
2. Tree, wetland and other environmental mitigation and impact fees.
3. Property surveys.
4. Material and structural inspections in accordance with the AHJ and Engineer of Record to include:
  - a. Construction material testing
  - b. Geotechnical inspections
  - c. Threshold and special structural inspections

### **DIVISION 1 : GENERAL CONDITIONS**

#### **BY FINROCK**

1. Builder’s risk and deductibles
2. Building Permit and MOT fees allowance of \$40,000
3. Geotechnical explorations and reports
4. Jobsite requirement such as construction trailer, safety rails, temporary water, etc.
5. Stormwater Pollution Prevention program.
6. Design and administration, including:
  - a. Architectural
  - b. Structural
  - c. Civil, landscaping and irrigation
  - d. Cladding

- e. Specialty engineering, (e.g. curtain walls)
  - f. Mechanical
  - g. Electrical
  - h. Plumbing
  - i. Fire Protection
7. Site cleanup.
  8. Equipment and tools.
  9. Supervisory and administrative personnel.

## **DIVISION 2 : EXISTING CONDITIONS**

### **BY Owner**

1. Adequate utility characteristics including voltage, fire line pressure, location of hydrants, etc. for temporary and permanent conditions.

### **BY FINFROCK**

1. Project soils investigation, reporting, recommendations, and material testing.
2. Stabilized haul road from public street to building footprint.
3. Precast trailer storage and crane and materials staging areas.
4. Silt and temporary site fencing.
5. Demolition of asphalt, trees, curbing, and other surface improvements.
6. Demolition of known existing utilities.
7. Restoration allowance of \$30,000 for the service courtyard.

## **DIVISION 3: CAST-IN-PLACE CONCRETE**

### **SPREAD FOOTNGS**

1. Design based on 8,000 psf soils pressure.
2. Provide required reinforcing.
3. Top of perimeter foundations are 24 in. below finished floor.
4. Top of interior foundations are 42 in. below finished floor.
5. Excavation by FINFROCK concrete subcontractor.
6. Concrete is 4,000 psi.
7. Provide waterproofing admixture to elevator pits

### **SLAB ON GRADE**

1. 5 in. (non-structural) slab on grade inside the structure footprint:
  - a. Include thickened slab at edge of slab where located at an entrance, exit or elsewhere vehicles will be loading the edge, at fencing locations, and CMU walls.
  - b. Include slab up to retaining wall at ramp.
  - c. Include saw cutting 12 ft. on center.
  - d. Expansion and/or control joints shall not be caulked except at structural slabs or at enclosed spaces that receive vapor barriers

- e. Include fiber-mesh.
- f. Include termite protection.
- g. No vapor barrier required for exposed concrete finishes in garage spaces.
- h. Slab on grade at dead space under the ramp up to retaining wall.

### **DIVISION 3: STRUCTURAL PRECAST CONCRETE**

- 1. Columns and interior column walls along ramps.
- 2. Elevator walls and roof.
- 3. Columns and spandrels at elevated structure.
- 4. Elevator lobby overhang.
- 5. Inverted Tee beams.
- 6. Fully pre-topped 12 ft wide double tees, no washes needed, designed to support a 3,000 lb. wheel load and 40 PSF live load to support passenger vehicles only. The structure has not been designed to accommodate heavier vehicles or stored materials, however, for additional costs, higher point loads may be accommodated.
- 7. Signed and sealed bracing plans
- 8. Overhead chord and end connections locations to avoid pockets on the top side
- 9. Corbels, not ledges on spandrels to avoid bird perches
- 10. Curbs at ramps.
- 11. Epoxy coated reinforcing in double tees, inverted tee beams, and spandrels.
- 12. Erection of precast items listed above.

### **DIVISION 4: MASONRY**

- 1. No. 5 reinforcing with grout at each corner and 48 in. on center.
- 2. Horizontal joint reinforcing every other course and epoxy reinforcing into adjacent precast as shown.
- 3. Neatly cut top course around precast structure, allow  $\frac{3}{4}$  in. gap and seal with fire safing on both sides.
- 4. Close up elevator frames to precast with 8 in. reinforced block. See Division 9 for a two-coat stucco finish.

#### Masonry Locations:

- 1. Electric Room
- 2. Low Voltage Room
- 3. Fire Pump Room

### **DIVISION 5: METALS**

- 1. Exterior treatments consisting of Kaynemaile architectural screening or similar Design-Builder selected product consistent with the design intent to maintain garage openness.
- 2. Powder coated aluminum stair railings designed to meet code. Set posts in non-shrink grout in pockets provided in the stairs and landings. Submit signed and sealed shop drawings from a Florida registered engineer.
- 3. Elevator spreader beams at each floor for each elevator.
- 4. Vinyl coated black chain-link fencing on pipe at interior column wall openings at ramp.
- 5. Metal Bollards on elevated garage levels

## **DIVISION 6: WOOD WORK**

1. None

## **DIVISION 7: CAULKING, COATINGS**

1. Provide CIP to Precast waterproofing at joints at elevator pits
2. Install fillet joint at each stair railing post for positive drainage away from post.
3. Per Exception 5 of FBC 715.1, fire resistant joints shall not be required in floors and ramps of open or enclosed parking garages.
4. According to IBC, open garages do not require rated sealants at stairs.
5. For open garage where the stairs are not used by other occupants, rated joints of stair and elevator walls are not required.
6. Deck joints above mechanical and electrical rooms are two-hour rated.
7. Caulking is an extended life Dow silicone product (10-year warranty) at all areas except exterior panels. Typical exterior precast joints will receive acrylic texture coating on urethane.
8. Provide Neogard Auto-Gard liquid applied membrane over:
  - a. Mechanical rooms
  - b. Electrical rooms
  - c. Elevator equipment room
  - d. Elevator Shafts and lobbies

## **DIVISION 8: STOREFRONT, DOORS, AND HARDWARE**

1. Glass and glazing
  - a. Elevator lobbies roof level with curb
    - i. Two or three-sided, (see design) 9 ft tall in insulated with Low E, impact storefront with door, push bar, closure.
  - b. Basis of design is clear anodized YKK, Kawneer or Coral Architectural Products
  - c. Meet wind loads
2. Provide doors, frames and hardware at exterior doors that carry appropriate NOAs and/or Florida product approvals with the following:
  - a. Hagar or equal grade 1 mortised locksets with removable cores, one bit keying
  - b. Hagar or equal grade 1 8800 exit devices at stair exits
  - c. Hagar or equal grade 1 door closers 351
  - d. Hagar or equal hinges stainless steel
  - e. Rockwood or equal flush bolts, door stops, wall bumpers, and kick plates
  - f. Pemko or equal thresholds, weather-stripping, and smoke and fire gasketing
  - g. No wire glass vision lights

## DIVISION 9: INTERIOR FINISHES

Item	Location	Material	Finish	Notes
Garage interior	Ceiling	Precast walls	Unpainted	
	Floor	Precast walls	Unpainted	
	Walls	Precast walls	Unpainted	
	Lite walls	Precast walls	Unpainted	
Stairs	Interior walls	Precast walls	Painted	Flat Finish
Elevator lobbies	Ceiling	Precast	Unpainted	
	Floor	Precast	Unpainted	
	Walls	Precast walls and CMU/gyp board infills with stucco finish	Painted	
Light fixtures	Covered deck	Varies	Powder coat or baked enamel	White
Light poles	All	Aluminum	Powder coat	White
Doors/frames	All	Hollow metal	Primed and painted	
Stair rails	All	Aluminum	Powder coat	Standard colors
Stall	All	Painted	4 in. white on 6 in. black	
Non stall	All	Painted	4 in. white on black at perimeter and field at 36 in. on center	Diagonal, see photo

## DIVISION 9: EXTERIOR FINISHES

1. Caulking is an extended life Dow silicone product at all areas except exterior panels. Typical exterior precast joints to receive urethane.
2. Flat painted precast at all exterior walls and spandrels (two standard colors).

## DIVISION 10: SPECIALTIES

1. Code-required and basic way-finding signage
2. Vehicular entrances:
  - a. Wall mounted sign with reflective vinyl graphics on one side and PVC clearance bar with reflective vinyl graphics suspended underneath.
3. Stair and room signage
4. Other miscellaneous interior signs:
  - a. 12 in. tall long powder coated aluminum hanging sign with reflective vinyl graphics. Locate signs to provide direction to exit from each level.
  - b. Color coded level indicators at columns: 20 in. square color coded at columns on ends of lite walls each level with 12 in. tall digit indicating level.

## **DIVISION 11: EQUIPMENT**

### **BY OWNER**

1. Access control and revenue collection system:
  - a. Two entrances, each entrance to have a card reader on a pedestal, proximity reader, magnetic stripe ticket dispenser with intercom, communicating barrier gates with folding gate arm (if clearance height is limited) and safety loops.
  - b. One; each exit to have a card reader on a pedestal and exit verifier with credit card acceptance and communication capability.
  - c. Two exits, each with free egress via safety loops.
  - d. Provide two pay-on-foot machines located at first-floor elevator lobby, with credit card and cash acceptance.
  - e. Provide software, computer and training

### **BY FINFROCK**

1. Provide 4 EV (electric vehicle) capable stalls. Include secondaries to transformer, increase in main panel, distribution panel and conduit to the stall.
2. Provide conduit and power to access control and revenue collection system.

## **DIVISION 12: FURNISHINGS**

1. Provide eleven hooped bike racks

## **DIVISION 13: SPECIAL CONSTRUCTION**

1. None

## **DIVISION 14 : ELEVATORS**

### **BY OWNER**

1. Early release of construction funds during Design Phase to be used as Deposits to release production of elevators.

### **BY FINFROCK**

1. Two machine-room-less 2500 lb. 200 fpm elevators.
2. All elevators to have:
  - a. In jamb controlled
  - b. Standard stainless-steel finishes.
  - c. Stainless paneled ceilings with downlights.
  - d. Battery lowering in the event of power failure
  - e. Stainless steel frames and doors at each level.
  - f. Hall lanterns each level, showing the direction of car travel only.
  - g. Rubber flooring equal to Roppe, medium charcoal color.
  - h. Twelve-month service agreement.

## DIVISION 21: FIRE SUPPRESSION

1. Engineering and permitting fees.
2. Provide corrosion protection for projects:
  - a. More than 1 mile of the coast:
    - i. Black iron piping if allowed by Code with no other conditions
    - ii. Galvanized threaded fittings and drum drips
    - iii. Factory finish grooved fitting and bolts
    - iv. Galvanized straps, clamps, inserts, hangers etc
3. Per Florida Statute 633.334 scope of work to start 1 ft. above finished floor inside structure. Fire line to be routed from point of service to 1 ft. above finish floor by others.
4. Provide a standpipe system.
5. Provide a fire protection system with extra Hazard II classification due to EV chargers
6. Branch lines should run parallel to double tee spans and layout at 12 ft. on center to center and 'fit' inside double tee voids.
7. Provide an electric fire pump with 480 volt service with no backup generator.
8. Provide 10 lb fire extinguishers sized and located per maximum travel distances and areas as required by NFPA #10, latest edition. The fire extinguisher cabinets shall be Potter Roemer or equal with all break glass in door in clear anodized aluminum finish cabinets with lockable doors. Include the cost of signage.
9. Provide appropriate fire department connection(s)

## DIVISION 22: PLUMBING SYSTEMS

1. Engineering and permitting fees.
2. Provide corrosion protection for projects:
  - a. More than 1 mile of the coast:
    - i. Stainless slot drains
    - ii. Galvanized straps, clamps, inserts, hangers etc
3. All tie-ins by FINFROCK plumbing subcontractor.
4. Low points located at CL B and E.
5. Locate keyed hose bibs end of lite walls, each level, at CL 2

<b>Storm Drain Schedule</b>	
<b>Location</b>	<b>Type/Description</b>
<b>Ground floor</b>	<b>Area drains</b>
<b>Covered levels</b>	<b>Slot drains at each side of low point</b>
<b>Top level</b>	<b>Trench drain, length as required at each side of low point</b>
<b>Bottom of uppermost ramp</b>	<b>Trench drain at each side of low point</b>
<b>Mid ramp of uppermost ramp</b>	<b>Trench drain on one side of the ramp</b>

6. Domestic water pipe to be CPVC.
7. Provide sump pumps for each elevator shaft
8. Hub drain for fire pump room.
9. Provide piping from site to wells using perf ADS piping and fittings. See scope sheet

## **DIVISION 23: HVAC SYSTEMS**

1. Engineering and permitting fees
2. Provide corrosion protection for projects:
  - a. More than 2000 ft of the coast:
    - i. Copper coils
    - ii. Galvanized units
    - iii. Galvanized straps, clamps, inserts, hangers etc
3. Provide passive ventilation for:
  - a. Fire pump room
  - b. Domestic pump rooms
4. Provide conditioned air for:
  - a. Electric room within of Palm Beach, Broward and Miami/Dade Counties
  - b. Elevator equipment
  - c. Tele/data closets
5. Provide heater for:
  - a. Fire pump room

## **DIVISION 26: ELECTRICAL**

1. Engineering and permitting fees.
2. Provide corrosion protection for projects:
  - a. More than 1 mile of the coast:
    - i. EMT conduit
    - ii. PVC or galvanized boxes
    - iii. Powder coated factory finish fixtures
    - iv. Galvanized Kendorf, straps, clamps, inserts, hangers etc
3. Temporary power to trailer and pad.
4. 480V electric service.
5. Main service, disconnects, meter bases, grounding, feeders, panels, transformers, breakers, switches, and time clocks.
6. Use weatherproof boxes whenever subject to rain.
7. Deck lighting:
  - a. Control perimeter fixtures with timer and photo-cell.
  - b. Provide motion detector at each fixture for garages that are not exposed to sunlight.
  - c. The basis of design is one of the following fixtures:
    - i. ECO lighting

- ii. Cooper Top Tier LED
  - iii. Lithonia DSXPG LED
  - iv. Lithonia PGX LED
  - v. Phillips Guardco SVPG LED
- d. Provide 4.5 foot-candle average and 2.0 foot-candle minimum horizontal luminance for all ramps and drive aisles. Max/Min ratio shall not exceed 6.0.
  - e. Provide 2.0 foot-candle average & 1.0 foot-candle minimum horizontal luminance for all parking bays. Max/Min ratio shall not exceed 6.0.
  - f. Emergency lighting: Provide fluorescent back up fixture for garages with less than 150,000 sq.ft. of covered deck and a generator for garages larger than 150,000 sq.ft.
  - g. Provide minimum horizontal luminance for all entries and exits (during daylight hours only) of 20.0 foot-candle or 10 times the calculated average for parking bays, whichever is greater. Provide 3.0 foot-candle average & 2.0 foot-candle minimum during nighttime hours. Consideration of daylight contribution shall be permitted for this calculation. Area of increased luminance shall be 66 ft. long by 50 ft. wide, measured from the shadow line at the portal.
  - h. Light loss factor shall be per AHJ
  - i. Reflectivity shall be not more than 20% for floor. 0% for ceilings and walls.
8. Stair lighting:
    - a. The basis of design is LED fixtures from the same manufacturer as garage fixture. Meet IES and local codes. Lighting should be such that there are no dark spaces. Provide LED wall packs at stair towers to illuminate exit doors at ground floor.
  9. Roof lighting:
    - a. The basis of design is LED fixtures (standard gray, unless specified otherwise,) from same manufacturer as garage fixture with 0.5 foot-candle minimum from 16 ft. to 20 ft. steel poles with 2, 3, or 4 head configuration.
  10. Other lighting:
    - a. Illuminate exterior doors and their pathways away from building.
    - b. Exit lights to meet requirements by the AHJ, but no less than sufficient quantity and location to allow at least one exit light, less than 75 ft. away, to be seen from any and all drive isles.
    - c. Appropriate fluorescent fixtures for task lighting at mechanical/electrical/fire pump, and other miscellaneous rooms.
    - d. Four additional deck fixtures and one quad receptacle under ramp in the dead space.
  11. Meet or exceed all local jurisdiction lighting requirements.
  12. Empty conduits and power for complete access control systems.
  13. Carry \$50,000 allowance for empty conduits and power for GPS
  14. Two 4 in. Tele/data conduits from 5 ft. outside of building footprint to electric room and plywood tele-board and quad receptacle.
  15. Lightning protection system equal to Franklin ESE.
  16. Power to electric fire pump.
  17. Power to elevators.
  18. Power receptacle for each stair on each floor.
  19. Power receptacles for mechanical, elevator, electrical, fire pump, generator, tele/data, and other miscellaneous rooms. Coordinate size and locations.

## **DIVISION 27: COMMUNICATIONS**

1. None

## **DIVISION 28: ELECTRONIC SAFETY AND SECURITY**

1. Stand Alone Fire alarm system to monitor fire protection and elevators only as this is an open garage.

## **DIVISION 31: EARTH WORK**

### **BY OWNER**

1. Stormwater management and ponds.

### **BY FINFROCK**

1. Certified gridline intersections located near the four corners of the garage and benchmark elevation.
2. Compacted and tested building pad and grading of site.

## **DIVISION 31.1: SOIL IMPROVEMENT - VIBRO REPLACEMENT**

### **BY OWNER**

1. Initial geotechnical report provided in DCP.
2. Site inspections as determined by the geotechnical engineer.
3. Material testing.
4. Review of load test results by geotechnical engineer.

### **BY FINFROCK**

1. Vibro replacement, dry installation under a design-build agreement.
2. Design-build deep foundation contractor to provide a net soils bearing capacity of 8,000 psf.
3. The foundations will be limited to 1 ½ in. total and to ¾ in. differential settlements.
4. If such conditions as noted in item 4 above is not achieved, design-build deep foundation contractor will cover all costs for additional soil improvements, by whatever means necessary to achieve the above-stated criteria.
5. Design-build deep foundation contractor understands that the dead loads provided by FINFROCK do not include the self-weight of the footings.
6. Design-build deep foundation contractor is to include testing to prove capacities, dry bottom feed method, and any and all remedial work to obtain 8000 psf

## **DIVISION 32: EXTERIOR IMPROVEMENTS**

### **BY FINFROCK**

1. Curbing, paving, striping, signage, and site lighting
2. Hardscape, sidewalks, landscaping, and irrigation
3. Landscaping around lift station
4. Repair of SE 11th St

## DIVISION 33 : UTILITIES

### BY OWNER

1. Off-site utilities
2. Hidden conditions
3. Account setup and point of service locations for electric, phone, data, and gas lines

### BY FINFROCK

1. On-site utilities
2. Fire line tie in across SW 11th St

## VARIANCES

1. The FINFROCK proposal is based upon the inclusions and qualifications outlined in this Section 5.2.14B Project Methodology and Approach, including the following items:
  - a. Speed ramp at ground floor to minimize the amount of fill needed and remove the need of the north grade level ADA ramp and stair.
  - b. Foundations extend beyond the western lease line of Parcel "A" to minimize eccentrically loaded foundations and decrease overall foundation concrete yardage.
  - c. Air rights extend beyond the lease lines of Parcel "A" in order to maintain garage openness.
  - d. Project site is cleared above and below surface by Owner prior to FINFROCK construction mobilization.
  - e. \$10k allowance for Permit Fees apply to all required permits including, but not limited to, permits specified in Section 1.3 of the Design Criteria Package Narrative.
  - f. Early selection of architectural screening options provided in proposal by Owner to allow for long lead time of material and to maintain schedule.
  - g. Architectural Screening Option 1 currently priced in Proposal.
2. The City stated that it is working with FPL regarding the power lines on the north side of SE 11th St., at a minimum coordinating the relocation of a pole. The existing power lines will have an impact on the crane logistics associated with constructing the parking garage. Finfrock has two available paths to accommodate this. Option 1 would involve the City working with FPL to relocate the overhead lines such that the crane can stay on the garage property to enter/exit the site. This Option 1 would minimize the use of the service courtyard to the west of the garage. In the event that the overhead power lines are not going to be relocated, Option 2 involves utilizing the service courtyard for crane and truck staging during approximately 3 weeks to erect the final two zones of the parking and to break down the crane. Since it is unclear what the final design is of the service courtyard and what state the service courtyard will be in when Finfrock is utilizing the space, Finfrock has included an allowance of \$30,000 for restoration of the service courtyard after use.
3. DESIGN/BUILD FIRM shall comply with all Applicable Laws in effect as of the effective date of this Agreement, and shall be afforded a mutually agreeable change order for the impact resulting from any Applicable Law enacted or modified after the effective date of this Agreement.
4. DESIGN/BUILD FIRM's response to the CITY's request shall take precedence over the other Contract Documents; in the event of conflict between RFP No. 541 and any other Contract Document(s), such other Contract Documents(s) shall take precedence.
5. Any documentation request not explicitly required by the Contract Documents shall be bound to a reasonable standard.
6. CITY shall provide, and DESIGN/BUILD FIRM is entitled to rely upon information contained within the DCP, including, without limitation, surveys, lease area and geotechnical reports.
7. Crane or Rigging Liability requirement may be satisfied through DESIGN/BUILD FIRM's crane subcontractor

8. DESIGN/BUILD FIRM shall ensure that there is no lapse in insurance coverage required to be maintained pursuant to the Contract Documents, and shall provide evidence of any such renewal within ten (10) days following renewal
9. DESIGN/BUILD FIRM shall require its subcontractors to comply with insurance requirements reasonably applicable to such subcontractor's scope(s) of work.
10. Insurance requirements may be adjusted only via mutually agreeable change order
11. DESIGN/BUILD FIRM shall be responsible for providing any notice of modification or change in insurance to the certificate holder in lieu of such notification being indicated on the certificate(s).
12. DESIGN/BUILD FIRM's obligation to inspect existing conditions or work performed by others shall be limited to patently observable conditions and shall be entitled to a mutually agreeable change order for any conditions not patently observable or not ordinarily encountered and generally recognized as inherent to the character of the Work.
13. DESIGN/BUILD FIRM shall have no liability, and shall not serve as the Architect-of-Record, Engineer-of-Record or other "of-Record" status except and to the extent that the DESIGN/BUILD FIRM actually completes the tangible construction of the Project
14. DESIGN/BUILD FIRM shall participate in any tax-exempt purchase program(s) in compliance with the Florida Department of Revenue regulations.
15. CITY and DESIGN/BUILD FIRM waive claims against each other for consequential damages arising out of or relating to this Project and/or Contract.
16. Article 24 ("No Damage for Delay") shall only apply for delays that are not due, in whole or in part, on behalf of the CITY.
17. Article 25 ("Limitation of Liability") shall only apply for liabilities that are not due, in whole or in part, on behalf of the CITY.
18. The Contract Price does not include material changes or costs of emergencies (including, without limitation, following a storm)
19. DESIGN/BUILD FIRM shall be entitled to receive payment for early procurement of materials, deposits on materials, and materials and equipment suitably stored off the site at a mutually acceptable location, with the CITY's prior approval (which shall not be unreasonably withheld). CITY to assume the risk of any potential delays to the project schedule and increases in the contract price due to CITY's lack of approval. Notwithstanding anything to the contrary, and by execution hereof, CITY has provided explicit approval for the costs of precast concrete components stored at Prestressed Concrete Suppliers Manufacturing facility(ies).
20. Payment shall be made in the form of check or wire transfer
21. Any and all releases of claims (or similar documentation) and right to withhold for claims shall be bound to the extent payment has been received by the DESIGN/BUILD FIRM from the Owner.
22. CITY shall not be permitted to terminate the Agreement if DESIGN/BUILD FIRM commences to cure any alleged default or failure within ten (10) calendar days following CITY's notice.
23. Any termination pursuant to Article 27:15 shall be governed by Article 15.3.
24. The DESIGN/BUILD FIRM shall be entitled to a mutually agreeable change order for the impact caused by the full Notice to Proceed not being issued in accordance with the anticipated Notice to Proceed Date included in the DESIGN/BUILD FIRM's schedule.
25. Liquidated Damages shall apply to the project as a whole, shall be tied to the date of Substantial Completion and shall be in lieu of any and all other damages related to delay.
26. Any notice timeframe shall be calculated from the date in which the DESIGN/BUILD FIRM is aware of the incident giving rise to the need for such notice.
27. Inclement weather beyond NOAA standards shall be deemed force majeure.
28. Key Personnel will be located at FINFROCK corporate offices.
29. Potential variances for Owner consideration that are not included in Proposal:
  - a. Mild steel reinforcing in lieu of epoxy coated reinforcing for cost savings of approximately \$100k. In FINFROCK's extensive precast Design-Build experience, the durability enhancements epoxy coated reinforcing provides is minimized with proper concrete cover and maintenance.

# PROPOSAL EXCLUSIONS

1. Threshold inspection
2. FF&E other than specifically included in above narrative.
3. Tele/data wire to structure and final location.
4. Fire alarm monitoring and proprietary fire alarm panels.
5. Elevator monitoring.
6. Aerial pedestrian bridges.
7. Finishes at the elevator lobbies beyond painted precast walls.
8. Chain link or security fencing for site once complete.
9. Site exterior walls, fences and partitions.
10. Lockers, fencing and bike storage under garage ramp.
11. Painting of sprinklers or standpipes.
12. Fire alarm voice evacuation.
13. Security, panic buttons, cameras, monitors, and recording devices.
14. Emergency generator.
15. Security design and construction
16. Factory Mutual Insurance Requirements
17. Emergency Responder communication devices
18. Public Safety DAS/BDA cabling and devices.
19. Police inspection items such as safety mirrors



## PARTNERING SESSIONS

The team will focus on a collaborative approach to planning and design based on the project's, selected site, wants, and alternates for evaluation. We will focus on an approach that balances user expectations, technical requirements, and budget constraints.

We believe it is critical to have a Team Alignment / Kickoff Meeting with the City to make any necessary adjustments and efficiently move into the next phase of design. This helps align the team during the planning session to ensure all decisions are made

in accordance with the desired vision for the project and that all involved understand the background for the intended Design Criteria. For this project, these sessions will be crucial in choosing the concept that best fits the budget and programmatic requirements. Our team can quickly and accurately provide pricing on a variety of different concepts and drive the project design (with input from the City of Fort Lauderdale) to meet the specific functional needs of this particular site.

## SELF-PERFORMED RESOURCES

Since FINFROCK is a vertically integrated company with various services of work, the different components of our company are broken out into separate entities that are related and under one roof. For this reason, there are scopes of work that sometimes would be considered "Subcontracted" when it is truly being performed by a related entity. The Design-Builder shall self-perform, whether through the Design-Builder itself or through the performance of entities controlled, owned or otherwise related to the Design-Builder acting as Subcontractors, the following scope of work:

### DESIGN

- Architectural
- Structural
- Precast

### CONSTRUCTION

- Project Management
- Site Supervision
- Precast Concrete Manufacturing & Transportation
- Precast Concrete Erection

## SUBCONTRACTED

FINFROCK has an illustrious history and vast experience with parking garages, allowing us to continually work with many of the same Subcontractors for each project. Below is a list of the scopes to be Subcontracted out by FINFROCK and play an integral role in our continued success.

### DESIGN

- Mechanical
- Plumbing
- Fire Protection
- Electrical

### CONSTRUCTION

- |                          |                     |                         |
|--------------------------|---------------------|-------------------------|
| ■ Sitework               | ■ Storefront        | ■ Fire Protection       |
| ■ Masonry                | ■ Painting          | ■ Plumbing              |
| ■ Cast-in-Place Concrete | ■ Interior Striping | ■ Mechanical            |
| ■ Miscellaneous Metals   | ■ Interior Finishes | ■ Electrical            |
| ■ Waterproofing          | ■ Signage           | ■ Soil Improvements     |
| ■ Doors / Frames         | ■ Elevators         | ■ Landscape / Hardscape |

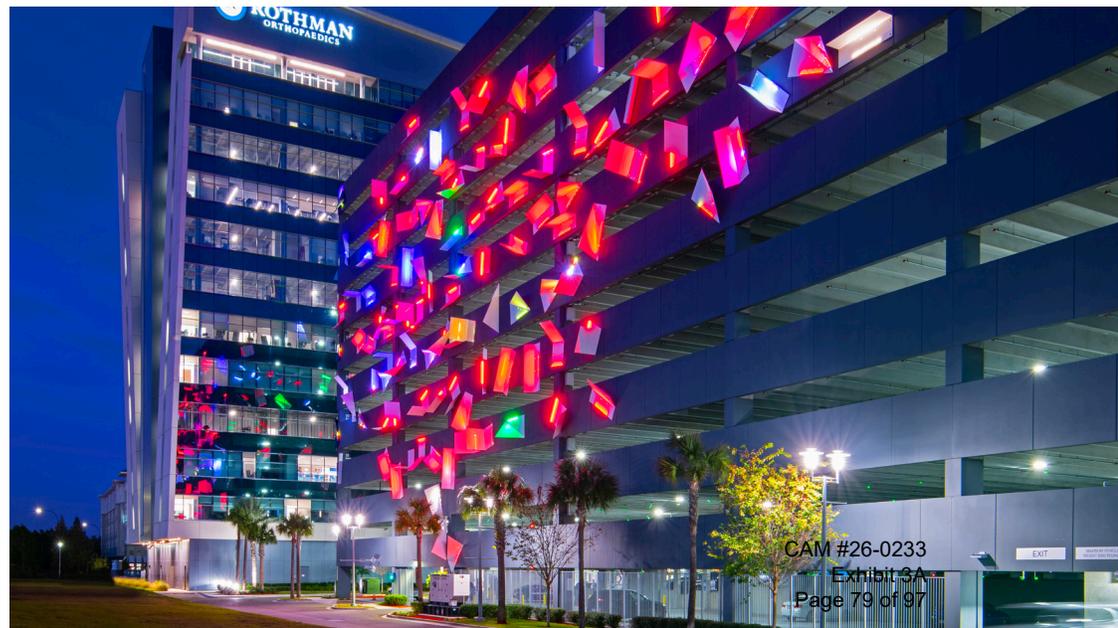
FINFROCK has established successful partnerships with esteemed industry leaders. These valued subcontractors have played a pivotal role in the development of tried-and-true construction methodologies that have proven beneficial across various projects. Their contributions have resulted in the creation of time-tested construction details and significantly contributed to maintaining project budgets and schedules. FINFROCK is also a strong supporter of engaging and utilizing SBE, MBE, DBE, and WBE businesses. Through these strategic alliances, FINFROCK continues to deliver excellence in construction while ensuring efficiency, quality, and client satisfaction.

## DESIGN APPROACH

FINFROCK has designed, built, and manufactured over 350 parking structures with our own in-house employees. FINFROCK acts as a single source of responsibility – from concept through construction – delivering projects as a completed product rather than a series of services. This vertical integration reduces change orders unless initiated by the Owner. By using the same design professionals on every project, the team is able to collaborate before, during, and after each project to determine which methods were most effective and provide you with the best possible design.

At FINFROCK, we design parking garages with efficiency, functionality, and context in mind. For the Federal Courthouse Parking Garage, our goal is to create a seamless, cohesive connection between the garage and the new courthouse next door, ensuring convenient and intuitive access for all users. Careful attention to traffic flow, including the strategic placement of ramps, stair towers and elevators, will facilitate smooth ingress and egress, reducing congestion and wait times while enhancing safety. By integrating these design elements with the surrounding site and courthouse entrances, the garage will function as an extension of the courthouse, providing both practical utility and a harmonious architectural relationship.

FINFROCK’s conceptual design utilizes a precast column/spandrel exterior with an architectural screen façade upgrade to provide an aesthetically pleasing structure, complementing the adjacent courthouse building while maintaining a naturally ventilated structure. Both architectural screening options showcased in this proposal provide façade differentiation, which is essential to create architectural interest at the street level as opposed to a monolithic flat panel that would look dull. At the garage interior, open structure promoting passive security and sightlines throughout was a priority when developing FINFROCK’s conceptual design. Interior column walls, also referred to as litewalls, along the ramps and open stairs with no interior doors support this priority. We have provided our proposed concept drawings and renderings that further illustrate the design intent.



# FORT LAUDERDALE FED. COURTHOUSE PARKING GARAGE

FORT LAUDERDALE, FLORIDA  
11/12/2025





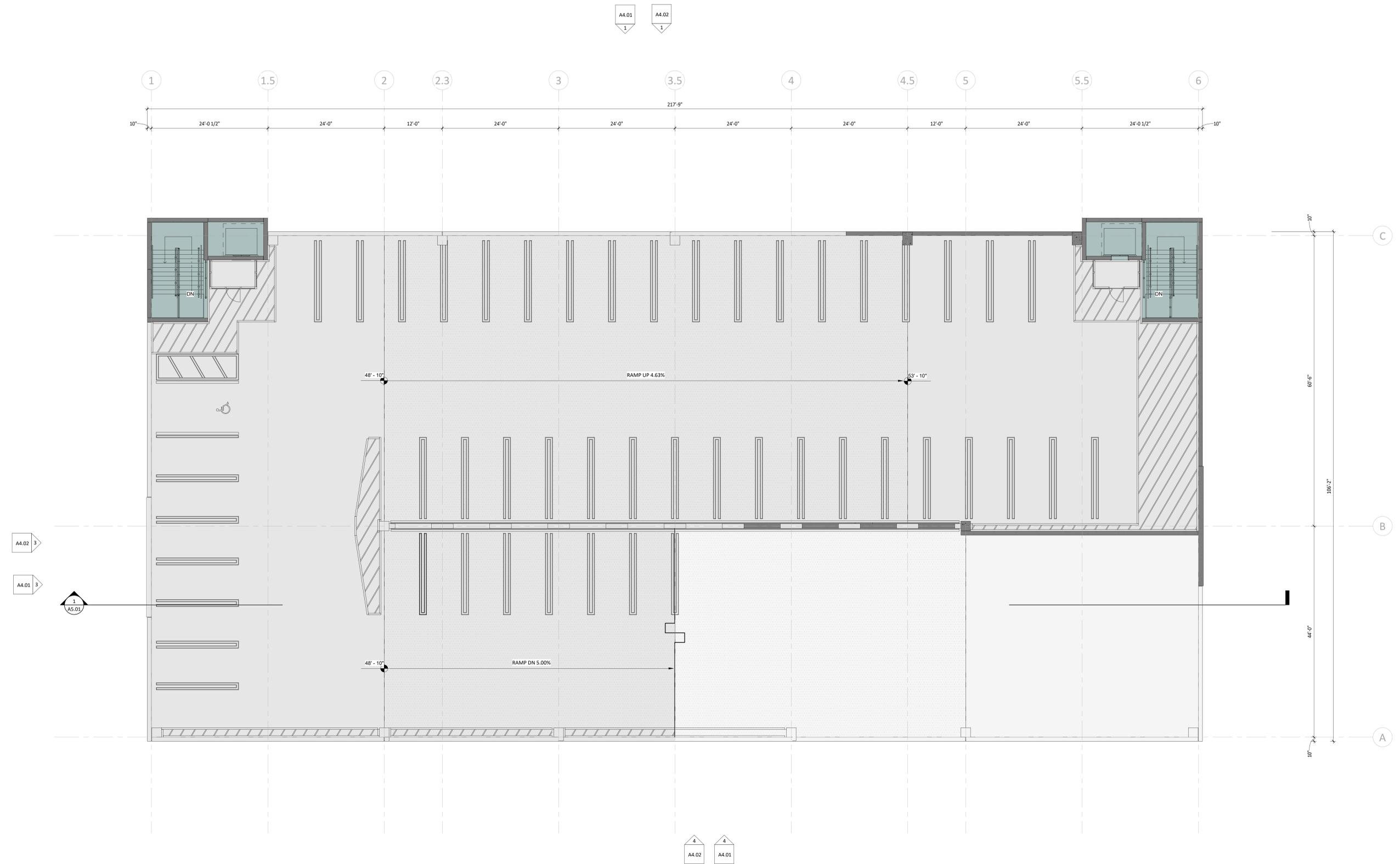




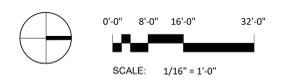




**LEGEND:**  
 PRECAST CONC. [Hatched Pattern]  
 STUD WALL PARTITION [Double Line]  
 CMU PARTITION [Cross-hatch Pattern]



ALL NOTES, SPECIFICATIONS, DIMENSIONS AND OTHER INFORMATION ON THIS DRAWING ARE UNLESS OTHERWISE SPECIFIED, TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES, ORDINANCES, AND REGULATIONS OF THE JURISDICTION IN WHICH THE PROJECT IS LOCATED. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE APPLICABILITY OF ANY CODES, ORDINANCES, AND REGULATIONS TO THE PROJECT. NO REPRESENTATION IS MADE BY THE ARCHITECT AS TO THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS OR ANY INFORMATION OBTAINED FROM ANY SOURCE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING OR ANY INFORMATION OBTAINED FROM ANY SOURCE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING OR ANY INFORMATION OBTAINED FROM ANY SOURCE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING OR ANY INFORMATION OBTAINED FROM ANY SOURCE.















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